

PROPOSED DESIGN AMENDMENTS TO GATE HOUSE LODGE (FORMER COACH HOUSE) HAILE EGREMONT CA22 2PB

DESIGN AND ACCESS STATEMENT

Design Statement

AMOUNT

The proposed development involves the conversion of the former Coach House in to a 2 bedroom dwelling with an extension to enlarge the Living Room at ground floor level.

LAYOUT

The former Coach House is located on the roadside in front of the large dwelling , formerly the Vicarage, which it served. Car parking and private open space is provided for the Coach House, separately from the Old Vicarage. A joint access off the highway will serve both houses.

SCALE

The former Coach House has already had a two storey extension added some years ago. A further 1.25 storey extension is proposed which accommodates a larger living room space at ground level and a roof storage area at first floor level. This later extension fits in with the proportions of the former Coach House and its first two storey extension. The width is the same but the lower height of the new extension defines its use and does not create a larger two storey extension which would we consider, impact the original Coach House.

LANDSCAPING

A small courtyard garden area is planned within the area next to the Coach House. Private Amenity space will also be provided for clothes drying. Hard landscaping will be proposed with permeable paving laid to the side forecourt area surrounding the side of the Coach house and rear.

APPEARANCE

Windows-

It is proposed to install all windows in the existing Coach House fronting on to the highway in timber, including full height screens at ground floor level.

The Colour of the windows will be "Chartwell Green".

It is proposed to install all windows and two entrance doors in the rear extension and Utility Room in upvc matt finish grained in colour "Chartwell Green".

The external doors will be of type ROCK or similar full solid insulated door and frames.

Viewed externally the two window finishes will not be seen together.

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There are six timber windows proposed in the Coach House, four facing the roadside and two high level windows in each gable of the Coach House.

There are two upvc windows proposed to Living Room in rear extension, one external upvc door and full height side screen to entrance hall and one external upvc door to Utility Room.

Rooflights are referred to on plans, one means of escape light to front Coach House roof face.

One rooflight to rear extension NW side lighting roof store. One rooflight NW side to bathroom and one rooflight SE side to light landing area.

New extension-

The new extension is proposed with an eaves height of 3.2m, 500mm more than the former approved plan which was 2.7m. Reason, to give a small increase in height in the roof store.

The materials of stone and traditional render and a slate roof match the existing buildings on the site and ensure that the proposals fit in with the overall development of the site.

Access Statement

VEHICULAR AND TRANSPORT LINKS

The site is located in a rural area and no bus services are running through the village of Haile. Cars are therefore an essential mode of transport. Egremont, some 4 miles away has bus services running in to West Cumbria and the nearest rail link is either Braystones or Whitehaven.

Emergency vehicles can access the dwelling easily from the highway which abuts the dwelling.

INCLUSIVE ACCESS

The dwelling will comply with Part M of The Building Regulations, and therefore all persons can get to and move through the dwelling on equal terms regardless of age, disability or social grouping.

Richard J. Lindsay

9/5/23