



Robbie Roskell Architectural & Building Consultants Ltd

T 01308 861095 | E office@rrabc.co.uk | W www.rrabc.co.uk  
Unit 3 Whitehart Yard, Hogshill Street, Beaminster, Dorset DT8 3AE

## INTERNAL AND EXTERNAL ALTERATIONS

at

**THE OLLEROD  
3 PROUT HILL  
BEAMINSTER  
DT8 3AY**

for

**Mr C Staines and Ms S Bandini**

### **DESIGN & ACCESS STATEMENT**

**20 -082-DAS**

This statement accompanies the planning and listed building application for the above, in conjunction with the scheme drawings 20/082/01, 02, 03, 04 & 05, we set out below our considerations whilst assessing and preparing the application for the proposed development.

This application seeks consent to re-organise the guest accommodation within the Old Coach House to form two units of self-contained accommodation to be used in conjunction with The Ollerod restaurant and hotel. The development would include the construction of an external staircase giving access to the first floor accommodation. The applicants have taken ownership in the last 2yrs and have invested heavily in the hotel with a refurbishment and redecoration of the letting rooms and restaurant areas.

The applicants have made the following statement, which explains the thinking behind the proposed changes;

*Reasons behind converting The Coach House from 4 individual guest rooms (and a small single room that was being used for massages etc.) into two x 2 bedroom holiday let apartments.*

*With the increase of Air BnB and the number of outbuildings on people's properties being converted into holiday cottages, hotel rooms have become 'less desirable', and occupancies of hotel rooms have dropped significantly. Country wide the occupancy levels in hotel were down 10 - 15% in 2018 and 2019 due to the availability, and popularity, of cottages / apartments / shepherd's huts etc, which all have an element of self-catering. The Ollerod was down 13%, which is a huge part of our business. Self-catering is also particularly attractive for families - a lot of parents don't want to have to pay for breakfast, lunch and dinner for the whole family, and want the option to do some basic catering.*

*Converting the individual bedrooms into 2 x self-catering 'holiday let apartments' will guarantee more business for us, increase our occupancies and keep more of our staff in jobs. We are not actually losing bedrooms as each 'apartment' will have 2 bedrooms each. We also feel it will be particularly popular and successful as the guests will have a choice - if they don't fancy cooking breakfast that morning they can always have breakfast in the restaurant etc. They won't be stuck in the middle of field with no choice.*

We would concur that this approach provides a greater flexibility for staying guests, particularly in light of the attitude of patrons as a result of the COVID pandemic.

**Use:**

The accommodation would remain solely as a part of the hotel business in line with existing planning consent for the use of the building.

**Amount:**

The addition to the building amounts to the external hardwood timber framed staircase on the southern elevation.

**Layout/Access:**

There are no proposed changes to the layout of the site relating to the parking/turning area which will continue to serve the accommodation. A pedestrian access from the parking area will be created to the stairway access to the upper floor accommodation. A modest area to the north of the building will be made available for a private amenity area.

**Landscaping:**

The site lies within the Beaminster Conservation Area and there are a number of important mature trees on the perimeter of the site. None of the proposed changes will affect these trees or the visual landscape setting of the conservation area.

**Appearance:**

There are minor changes to the elevation details of the building on the front (west) elevation. One of the access doors will be removed and matching stone will be used to fill in the wall. One door on the northern elevation will be converted to a window and on the southern elevation the staircase will be installed which includes a pitched roof canopy over, with a natural slate roof.

In essence the building will remain much as it is today with minimal external changes and cosmetic changes to the interior of the building.

**Heritage Statement:**

The Ollerod and its associated buildings form a Grade II Listed Building which has the following listing description

*BEAMINSTER PROUT HILL (formerly ST 4701/4801 listed as Prout Bridge) 12.6.53 (WEST SIDE) 7/135 No 3 (Bridge House) GV II*

*Detached House, Early C17. Coursed lias rubble walls. Slate roof with stone gable- copings. Brick stacks at left and right hand gables. 2 storeys. 4 windows, with 3-, 4-, and 5-light stone mullions of narrow, straight-chamfered section. Returned labels over each window. Small, blocked 2-light stone window, low down at left. Front door, left of centre, with Tudor-arch head, moulded jambs and returned label over. Interior: large fireplace in left room with cambered lintel. Deep-chamfered ceiling-beam with square stops. Flagstone floors. Right-hand room with complete early C18 panelling, above and below dado rail. Fireplace in rear wing completely re-set. Source: R.C.H.M. Dorset I, p 24 (12).*

*Listing NGR: ST4813801203*

The Coach House, located to the rear of the site and not described in the listing description, is considered to be curtilage listed. Built of natural stone with a natural slate roof, the stone tabling hints that the roof would originally have been thatched. Significant alterations were carried out with consent in the 1980's when the building came into use as accommodation associated with the hotel.

Alterations proposed in this application disturb little of the remaining original fabric of the building. The most significant change is the introduction of a first floor access in the northern elevation. However there is evidence that at some point there was a significant opening in this position which has subsequently been blocked up.

**Conservation Area Appraisal:**

The site lies within the Beaminster Conservation Area and in the appraisal the site is recognised as an important contributor to the quality of the street scene forming a significant historic architectural feature on the entrance to The Square at Prout Hill. The Coach House is set back from the road but can be glimpsed in passing. Alterations proposed will not change the impact the building has on the visual character of the conservation area. As stated before the trees around the site are important in protecting the setting of the historic building and separating them from the industrial buildings at the former milk factory. This tree screen will not be affected by the proposals in this application.

**Summary:**

This application does not seek a change of use of the building but looks to alter the configuration of the use to provide self-contained holiday accommodation. Listed Building Consent and Planning Permission are required for the physical changes to the building which are considered to be minimal. There will be no significant effect on both Listed and Non-Listed Heritage assets in the vicinity.

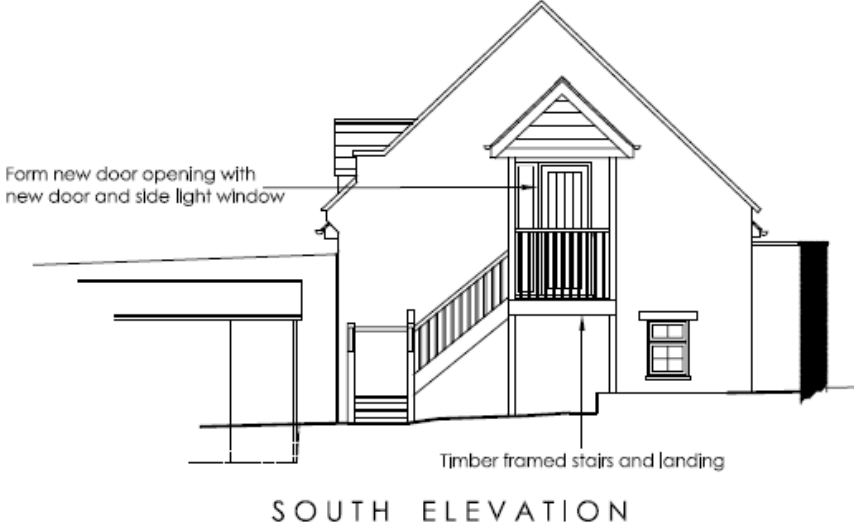
The changes will allow the building to be used for a viable business use which will benefit the Town's economy and the wider tourist economy whilst ensuring that the building will be maintained to preserve its important contribution to the history and conservation interest of the area.



The Coach House – existing hotel accommodation



Existing southern elevation identifying former opening



Proposed addition to southern elevation