

**DESIGN & ACCESS STATEMENT IN SUPPORT OF A PLANNING
APPLICATION TO EXTEND AND RE-MODEL THE INTERIOR OF FIR LODGE,
BRAKE MILL BARNS, HAGLEY. DY9 2XY**

PLANNING HISTORY

This new Application replaces the two previous ones 14/0276 FULL and 2017/0358.

Both of these schemes which were approved have been discarded for a variety of reasons.

BACKGROUND

The property is a large family home and the Applicants and other members of the family spend an increasing amount of time living there. With the passage of time the indications are that the property will become the main residence and the Applicants are seeking to redesign it in a way that they perceive will future proof the property.

DESIGN – MAIN HOUSE

Prior to the Applicants purchasing the property, it has been extended and the internal layout altered. This has resulted in some elements and aspects of the design which the Applicants feel are not conducive for modern living or suit the wide age range of the occupants.

Most noticeably are the different floor levels that exist. This design intends to remove those floor levels (not shown at this stage on the Planning drawings) and all the doors will be made to suit DDA.

Another main element is the orientation of the Main House on the plot. The main room is the Kitchen which is on the darker side (East).

The proposed plans intend to place the Kitchen on the West/South sides and the Lounge on the West/North sides. This will complement the outside space which is used to a large extent for two thirds of the year.

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DESIGN – SWIMMING POOL AND GYM

The existing Swimming Pool and Gym is a single storey self-contained building well used by all members of the family. It is positioned very close to the fir tree plantation. The building however is showing signs of age.

The roof has a pitch which is too shallow and has become badly damaged, particularly at the Apex and on the Eastern side, due to debris from the overhanging trees.

The Applicants think it is imperative to retain the fir trees and believe that one solution is to replace the roof with a steeper pitch and a more robust construction such as RIR rafters. If this solution is considered satisfactory, then it provides an opportunity to utilise the considerable floor space upstairs for storage and to relocate the pool filtration equipment, whilst providing additional space for exercising.

The rectangular section on the Eastern side of the Swimming Pool currently houses the Filtration and Heating equipment for the Pool. This is now outdated and very expensive to run and maintain. There is an urgent need to replace it anyway and different systems are currently being investigated. If the equipment is relocated then this space provides a simple entrance into the Building.

MATERIALS

Although the Main House has evolved over decades, the Applicants believe that the primary appearance may be likened to the 30's/40's and so one major change will be to replace the varying UPVC and timber windows and doors with a Crittall metal type probably Dark Grey or Black. Final choice of design to be decided with LA approval.

In addition, the current rendering is rough cast which on the North and East sides in particular holds a large amount of dust and dirt. The Applicants would like to replace this with a smoother render, which may be finished in White or a Light Grey to complement the windows and doors.

LANDSCAPING

The property already benefits from mature, well-maintained gardens. The intention is to retain all the Fir Trees on the East and South sides and replace

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the existing paved area to the West with a different material to complement the proposed new exterior finish.

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