

# DESIGN AND ACCESS STATEMENT

IN SUPPORT OF  
PROPOSED GARDEN ROOM  
TO  
TAINTERS HOUSE, WATER TOWER LANE  
KENILWORTH  
WARWICKSHIRE  
CV8 2PJ



## CONTENTS

- 1.0 – Site Analysis.
- 2.0 - Design Principles
- 3.0 – Size and Scale
- 4.0 – Design Solution
- 5.0 - Access statement
- 6.0 – Conclusion.

This Design and Access statement is to explain the principles behind the proposed construction work required to erect a bespoke oak frame and oak clad garden room and Workshop to suit clients brief.

Accordingly, this should be read in conjunction with the plans and elevations accompanying this statement.

## **SITE ANALYSIS.**

The site comprises an existing detached dwelling which sits in the Tainters Hill / Spring Lane Conservation area on the North East fringe of Kenilworth, the dwelling has main access at Ground floor level via an existing drive directly off Water Tower Lane, with access to rear garden through the side access gates of property. The site is surrounded by 6 other detached dwellings one of which is the Water Tower itself.

The rear garden is screened on all boundaries with existing mature trees and hedges, all of which are to remain insitu and are unaffected by these proposals.



## **DESIGN PRINCIPLES.**

The main dwelling was built in circa 1980 and has had additional extensions over the preceding years, including a ground floor extension to dwelling and extension to first floor, with detached garage.

The plot is generous in size (956 sqm) and benefits from a large rear garden.

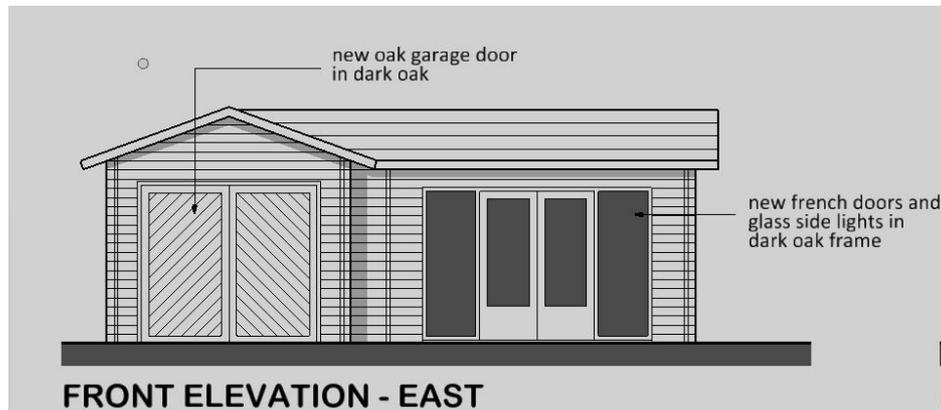
The proposed garden room / workshop is to be in natural oak with a garage door to workshop and new glass doors and side lights to garden room.

The main use of build will be for occupants to use throughout the year and provide additional enjoyment and additional garden use.

## SIZE AND SCALE.

The proposal sits neatly into a corner of existing rear garden and does not compromise any amenity currently enjoyed by adjoining properties. It has been carefully considered to ensure it remains subservient to main dwelling

The eaves height is 2400mm and overall ridge height is 3100mm measured from external ground level.



## DESIGN SOLUTION

The design proposes to provide very traditional style appearance in oak framing and oak cladding with timber windows and doors also in oak.

The roof is to be finished in timber shingle tiles, all of which is sustainable construction.

## ACCESS STATEMENT.

Pedestrian and car access will remain as existing, via an existing drive directly off Water Tower Lane

The proposals regarding access for disabled persons will be no worse than existing.

Access for emergency services will remain as existing, IE from Water Tower Lane, which will provide full coverage to all boundaries of dwelling.

## HERITAGE STATEMENT

The application property is a two-storey large, detached dwelling located on the North Eastern side of Upper Spring Lane and Tainters Hill conservation area.

It was originally a rural lane, which now provides access to several dwellings.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a conservation area. Section 66 of the same Act imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting. The dwelling is not currently listed.

The character of this part of the Conservation Area is one of a two storey large detached dwellings all of which differ in architectural style with large front drives and rear gardens

The dwelling itself has been subject to earlier extensions to side and rear, this application relates to a proposed detached oak framed workshop and garden room  
The proposed works do not impact on the heritage significance of the existing dwelling, the proposals will match the heritage of the existing dwelling.  
The siting of new building is very considered and will sit in a discreet corner of the large rear garden.

We believe this is an on-balance approach to allow the erection of this building separate from the dwelling whilst protecting the character and appearance of the Conservation Area and mitigating the impact on living conditions and the asset itself.

In conclusion we do not believe this proposal has any architectural impact or historical impact on the heritage of Tainters House or the conservation area.

## **PLANNING STATEMENT**

- Relevant planning policy in consideration of this proposed development is contained within the National Planning Policy Framework (NPPF).
- At paragraph 8 the NPPF explains that there are three dimensions to sustainable development; an economic role, a social role and an environmental role.
- Section 16 sets out core planning principles, including that planning should ‘conserve heritage assets in a manner appropriate to their significance’.
- The NPPF deals specifically with conserving and enhancing the historic environment. Paragraph 189 states that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.
- Annexe 2 of the NPPF (the Glossary) defines ‘conservation’ in relation to heritage as: ‘The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.’
- It is the case therefore that the NPPF places an emphasis on the cultural value of a heritage asset rather than its physical state. Thus, the NPPF is not always concerned with the protection of fabric or specific features, or even original appearance or setting (although these may all be material considerations having regard to the facts of any individual case) – the NPPF places a policy impetus on sustaining (‘preserving’) or enhancing, where appropriate, ‘significance’. The focus on significance is integral to the operation of the NPPF and to the delivery of sustainable development

## **CONCLUSION.**

The proposals will achieve the following objectives:

A well-designed development in harmony with neighbouring properties.

A development, which relates well, to the size, scale and character of the existing dwelling, whilst remaining subservient

A development of sustainable traditional built form which will compliment neighbouring properties.