

Design and Access Statement

For the proposed partial conversion of the garage at:
The Old Coach House,
Gosport Road
East Tisted,
Alton,
Hampshire, GU34 3QJ

1.0 Introduction

This report has been produced as supporting documentation for the planning and listed building applications for the proposed conversion of the garage to provide a home office space at The Old Coach House, Gosport Road, East Tisted, Hampshire. This statement discusses the key issues considered during the design process in line with the relevant conditions of the local and national planning policies.

2.0 Existing Building

The Old Coach House is a Grade II listed building located in the village of east Tisted in Hampshire which is within the boundaries of the South Downs National Park. The building is believed to date back to prior 1871 and was part of the ancillary buildings provided for the Rectory. The building was listed in 1983 following an application for its conversion into a separate residential dwelling with consent for the works given in 1984. The garage is of modern construction and utilises stretcher bond redbrick walls with piers below a pitched roof incorporating accommodation to the converted roof spaces. The ground floor incorporates three bays with the central bay currently providing access to the first floor accommodation and the north and south bays providing open fronted garaging.

Use of the Site

The garage block and ancillary accommodation is currently used as storage for the families garden appliances and recreational equipment with the first floor areas used as occasional guest suites and breakout areas for the younger members of the family providing separation from the main open plan accommodation provided to the main dwelling. With the restrictions that were introduced during the Covid- 19 pandemic the need for a separate area to facilitate working and studying from home is now a requirement in this particular instance. The main parking areas to the east of the dwelling, on the gravel drive will remain unchanged.

3.0 Scale and mass of proposals

The conversion of the northern garage elements of the detached garage will not have any impact on the mass or scale of the building as the proposals do not seek to enlarge the existing building from what is currently found.

4.0 Size of proposals

The proposed conversion will create an additional 27m.sq of ancillary accommodation which will be used solely in connection with the occupation of the main dwelling.

5.0 Appearance

The proposed infill to the west of the garage is proposed to be infilled with timber framework and painted timber weather edge boarding which will still identify the opening as a former garage door which will maintain the current aesthetic and avoid the conversion from appearing too domestic. The open garage to the south is proposed to be provided with a pair of timber double doors to provide a secure lockable garage.

6.0 Landscape

None of the works proposed will have an effect on the landscaping for the site as the proposed alterations are all internal.

7.0 Access and Parking

Access for emergency services and other essential vehicles will remain unchanged. The loss of the garage to the north which will form the basis of the office/ study accommodation will not change how the site is currently used for parking provisions and will not result in the loss of any off street parking spaces as if this garage is used the parking provisions to the current driveway cannot be utilised as access for cars to enter and exit the garage to the north will mean this parking area is used for vehicular movement.