

PROPOSAL TO ALTER THE DESIGN FOR
A FAMILY DWELLING
AT THE PARISH ROOMS,
SCHOOL LANE, ALVECHURCH

DESIGN AND ACCESS STATEMENT



Figure 1: Conceptual sketch - Front courtyard

INTRODUCTION

This statement has been prepared by St. Paul's Associates Limited to accompany an application for approval to alter the design of a new dwelling at The Parish Rooms, School Lane, Alvechurch.

The principle of redevelopment, as well as an overall siting of the dwelling and its relationship with the neighbourhood properties, has already been established and confirmed by Approval Notice 20/00004/FUL.

This application is for a revised design for the new dwelling with the aim of creating a high quality home in keeping with scale and character of the local area and the requirements of the applicant.

SITE

The site is located approximately 500m from the centre of Alvechurch, on the south side of School Lane, a narrow one way road connecting Redditch Road with Station Road.

There is an existing right of way within the applicant's ownership giving access to the grazing beyond the site and also to the single storey dwellings on either side of the access driveway along School Lane, The Oaks and White Oaks.

The site is currently occupied by two derelict timber framed buildings of no architectural merit, previously used as the parish rooms for St Mary's Church, and a series of poor quality sheds along the south end of the site.

To the east of the site the land is occupied by a vacant single storey building belonging to St Mary's RC Church, in a very poor state of repair.

DESIGN CONCEPT

The main objective of the design process has been to connect the accommodation within the dwelling to the surrounding landscape, by offering views towards the south from the main rooms, while still maintaining the proportions and massing of the traditional barn and also the relationship with the neighbouring properties.

The concept of the two interconnecting barns established by the approved scheme has been retained, but these are now parallel to each other, so both end gables can open up as infill glazed elevations to the south to maximise the views and light.

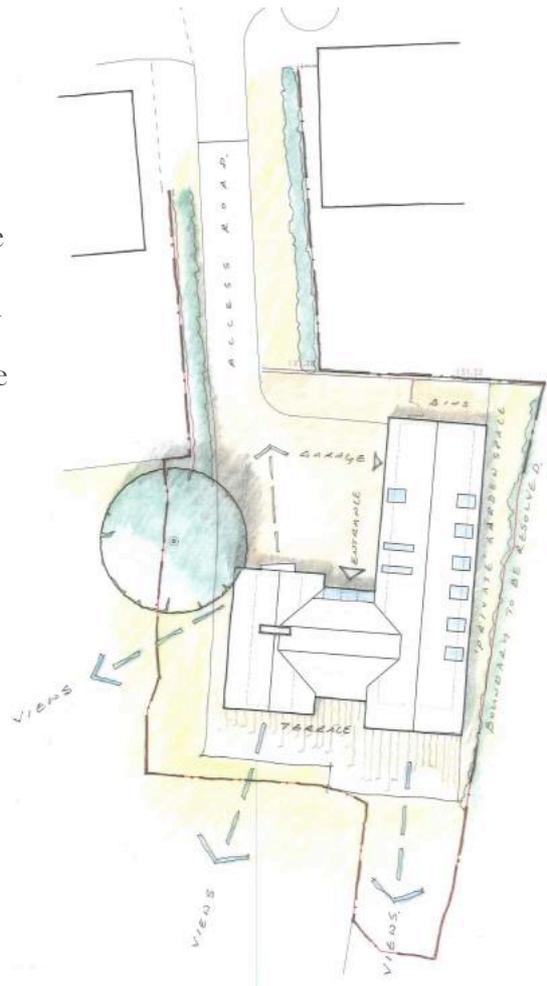


Figure 2: Conceptual Sketch - Siting

MATERIALS / APPEARANCE

The palette of proposed materials to achieve the appearance of a vernacular barn, albeit with a more contemporary feel, comprises a multi tone Worcestershire red brick, cedar timber cladding and bronze anodized frames.

The projecting bay window at first floor, a lookout over the driveway from what is otherwise a very private and enclosed elevation, is clad in anodize bronze and acts as the focal point of the front courtyard.

To soften the impact of the garage block, and also to emphasize the hierarchy between this service block and the main accommodation, this is clad in cedar timber.

A plain clay tile is proposed, in bracken or dark brown, is proposed for the roof, in keeping with the vernacular style of the area.

MASSING

To address the constraints of the site and the impact on the neighbouring properties, the dwelling is broken down in three barn-like volumes.

The two main volumes to the south contain the living accommodation, the smaller one to the north is the garage.

The new proposals maintain the approved ridge height on the volumes that are closer to the neighbouring properties, The Oaks and White Oaks, but seeks to raise it on the volume along the south east corner of the site by approximately 500mm in order to satisfy the accommodation requirements of the new applicant.

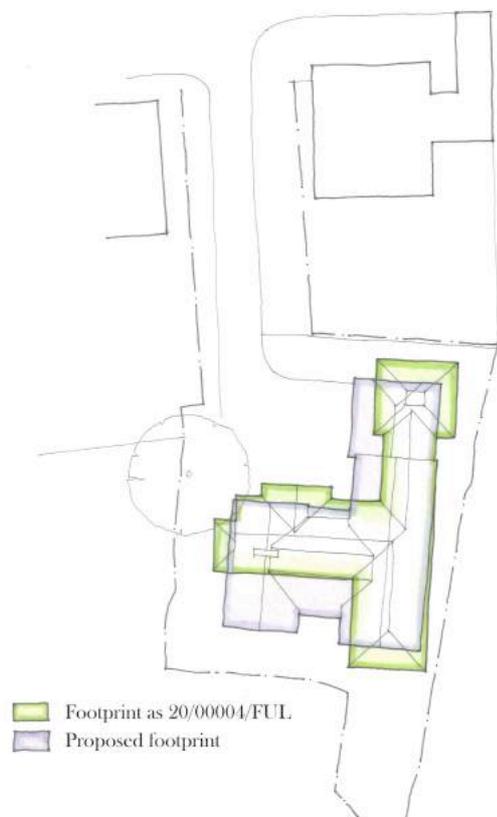


Figure 3: Footprint comparison



ACCESS AND LANDSCAPING

Access is maintained as per the approved scheme and no changes are proposed to the driveway leading to the property or the right of way to the grazing beyond.

The front courtyard originally proposed by the approved scheme is also retained, enclosed on two sides by the new dwelling, with the existing protected tree providing a third physical boundary to the west.

The rear garden, where a paved terrace is proposed, looks towards the paddock beyond.

The gap between the dwelling and the east boundary is treated as a landscaped service courtyard, with the potential for a kitchen garden and a private outdoor space for the ground floor guest suit.

Prepared by St. Paul's Associates Ltd - June 2021