



Richard Partington  
ARCHITECT

## DESIGN & ACCESS STATEMENT

PROPOSAL: Conversion of Garage and Store to  
Extended Kitchen

SITE: The Garden House  
Caynton  
Shifnal  
TF11 9JQ

CLIENT: Mr A O'Neil

DATE: June 2021

ARCHITECT: Richard Partington Chartered Architect  
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## CONTENTS:-

1.0 Use

2.0 Amount

3.0 Layout

4.0 Scale

5.0 Landscape

6.0 Appearance

7.0 Access

## Introduction

The Garden House is located adjacent to and in the grounds of Caynton Hall and is Grade 2 Listed.

The proposal is for the conversion of existing garages and store to form an extended kitchen and dining room.

## DESIGN

### 1.0 USE

The use of the property is as a private dwelling house formed in the past by dividing up the properties that formed Caynton Hall

### 2.0 AMOUNT

It is not intended to extend the existing house except for raising the flat roof and parapet slightly to allow the internal ceiling height to be more in keeping with the existing house.

### 3.0 LAYOUT

The layout of the property and site will be unchanged.

### 4.0 SCALE

There are no new buildings proposed.

The submitted drawings show the relationship between the existing buildings on the site.

The scale of the development takes into account the restrictions of the site.

## 5.0 LANDSCAPING

The footprint of the house will remain unchanged and no changes are intended to landscape.

## 6.0 APPEARANCE

No new buildings are intended so any change in appearance will be limited to replacement windows and roof lights. Windows will be white painted timber to match the existing and the roof lights will be conservation roof lights.

## 7.0 ACCESS

How Access Will Be Achieved

The layout of the site is unchanged

The internal layout of the building utilises existing external accesses.

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