

THE COACH HOUSE
LAUREL BANK HOUSE
DESIGN & ACCESS STATEMENT

JON & SALLY STOCKTON
MARCH 2022
2897 / FIRST ISSUE

INTRODUCTION

Rural Solutions Ltd. have been commissioned by Jon & Sally Stockton to submit a full planning application for the conversion and extension of the Coach House and adjoining garage in the village of Embsay, located two miles North East of Skipton. The Coach House is situated in the curtilage of Laurel Bank House, which is also in the ownership of the client.

The proposal will comprise of the redevelopment and conversion of the existing Coach House and adjoining garage to create a single dwelling.

This document outlines the proposed site layout, floor plans, elevations and the inspiration for the appearance of the overall scheme.



SITE PHOTOGRAPHS

The site lies in the centre of the village of Embsay and within the curtilage of Laurel Bank House. The Coach House and adjoining garage are deemed to be suitable for conversion, however they will need to be extended in order to create a family home fit for purpose.

The site has an existing access to the North, defined by a tree lined avenue, a mature and well maintained garden area to the South, and a drystone wall adjoining either side of the building.

The adjacent images show various angles of the existing building and its surroundings.



1. Existing Coach House and Garage South elevation
2. Existing Garage North elevation
3. Existing Garage West elevation
4. Existing Coach House North elevation
5. Existing tree lined access track

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RURAL SOLUTIONS LTD

ARCHITECTURAL PRECEDENTS

Adjacent are images of dwellings that have been converted to retain to the existing character of the property, whilst also incorporating a contemporary addition to make the most of the external spaces.

The proposal for the Coach House will take inspiration from the adjacent images but will also work with the existing character and setting of the property.



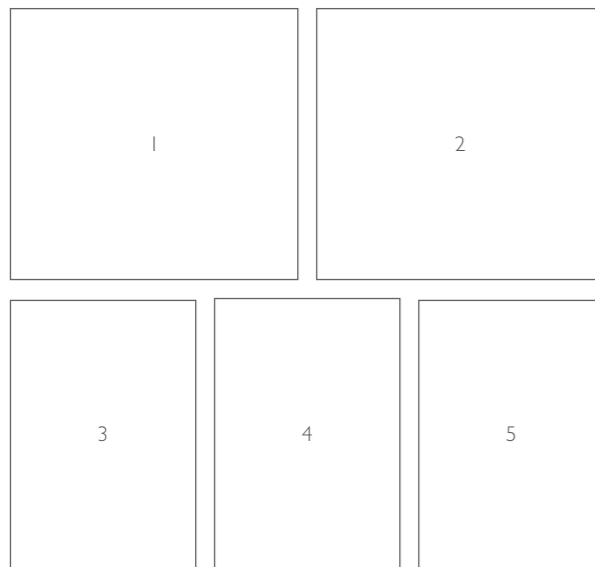
1	2
3	4
5	6

1. Profiled metal and timber extension by Unknown
2. M-House by Jamie Falla Architects
3. House Aartrijke by Atelier Tom Vanhee Architects
4. House in Blacksod Bay by Tierney Haines Architects
5. Barn by Stuart Archer & Liz Marinko
6. Timber frame extension by Unknown

MATERIAL PALETTE

The conversion of the existing Coach House and adjoining garage will look to retain and enhance as much of the existing materiality as possible. Any materials that cannot be saved will be replaced with similar to keep the overall character of the existing buildings.

The extensions will be subservient to the existing building, and aim to be a contemporary yet sympathetic addition. Constructed from a mixture of random coursed stone, vertical timber cladding and with simple openings to make the most of the views and external spaces.



1. Rooflights
2. Random coursed stone
3. Vertical timber cladding
4. Slate roof
5. Profiled metal



SITE PLAN_AS PROPOSED 1:400 @ A3

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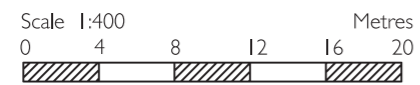
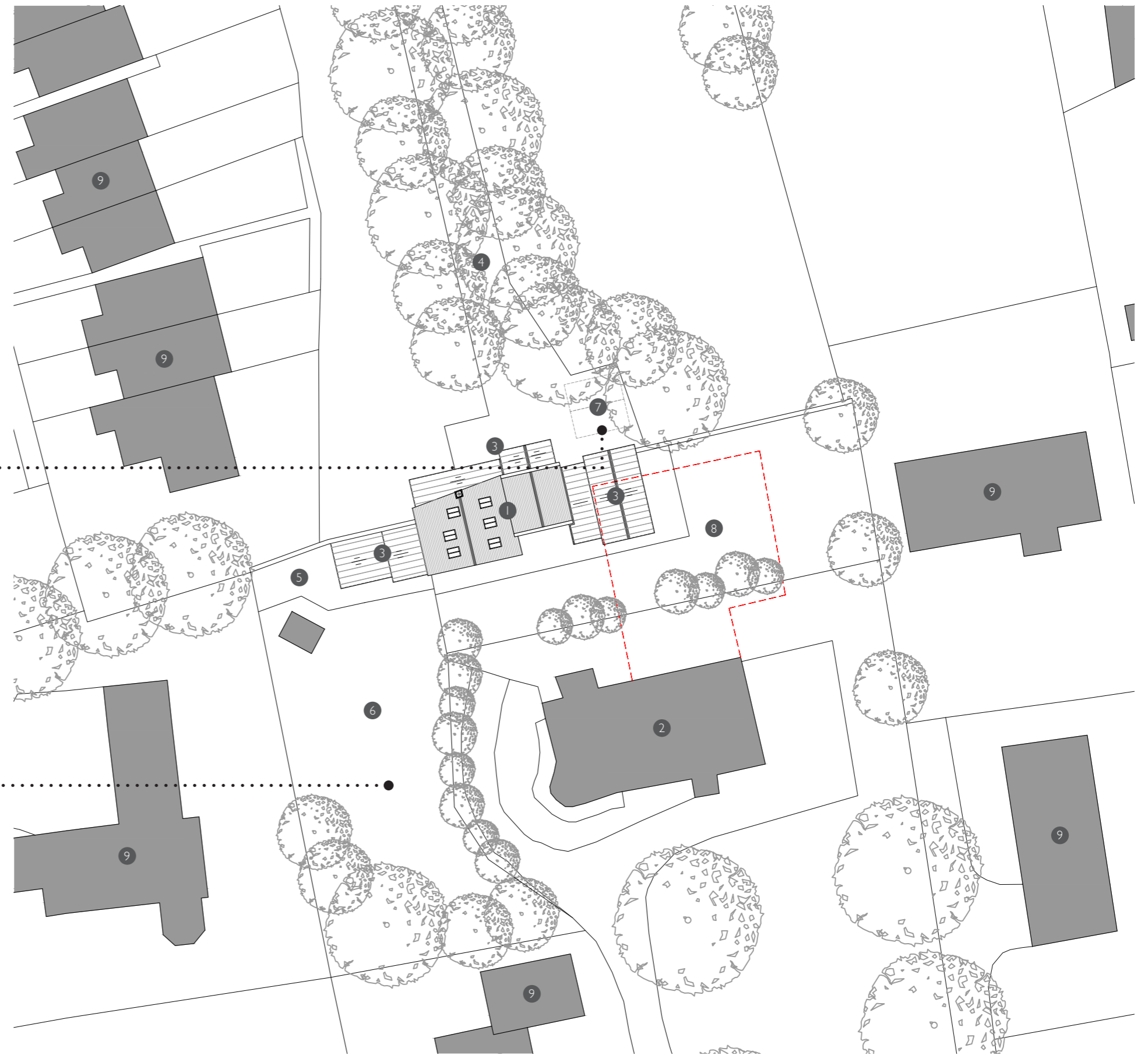
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Site Plan Key

- 1 Existing Coach House and Garage
- 2 Laurel Bank House
- 3 Proposed extension
- 4 Existing access track
- 5 Existing terrace
- 6 Existing garden
- 7 Proposed parking
- 8 Proposed garden
- 9 Neighbouring property



GROUND FLOOR PLAN_AS PROPOSED 1:100 @ A3

Ground Floor Plan Key

- 1 Entrance Hall
- 2 Kitchen
- 3 Living
- 4 Dining
- 5 Utility
- 6 Master Bedroom
- 7 En-Suite
- 8 Bedroom
- 9 Bathroom
- 10 W.C
- 11 Store

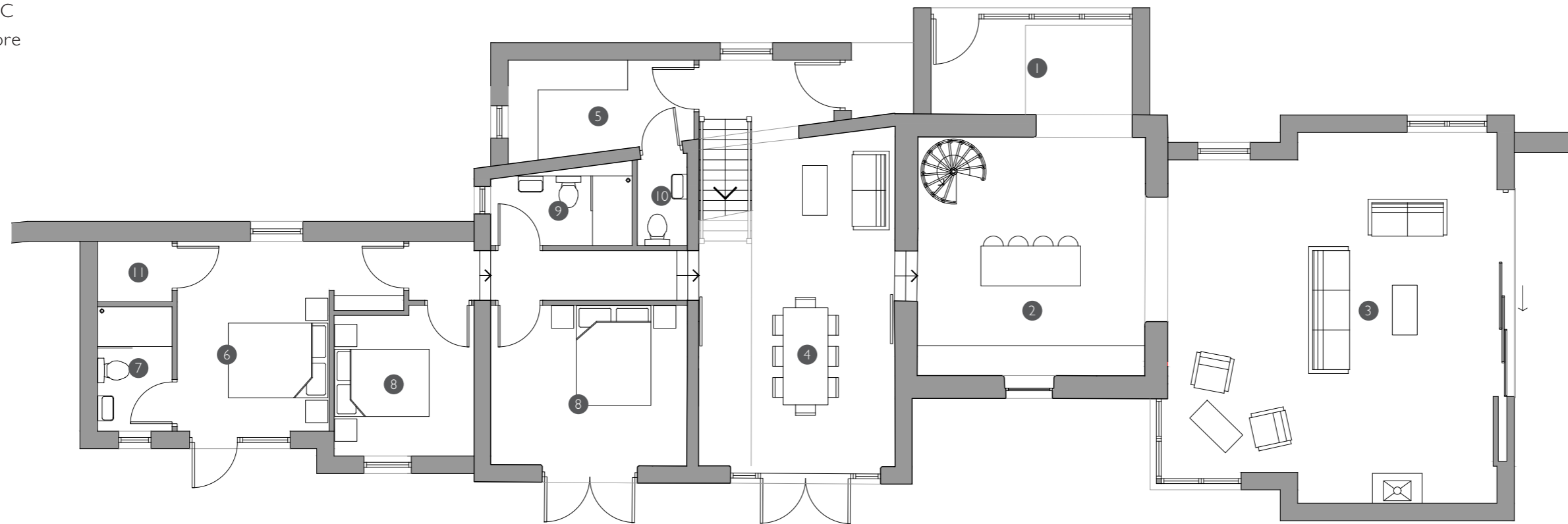
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Ground Floor



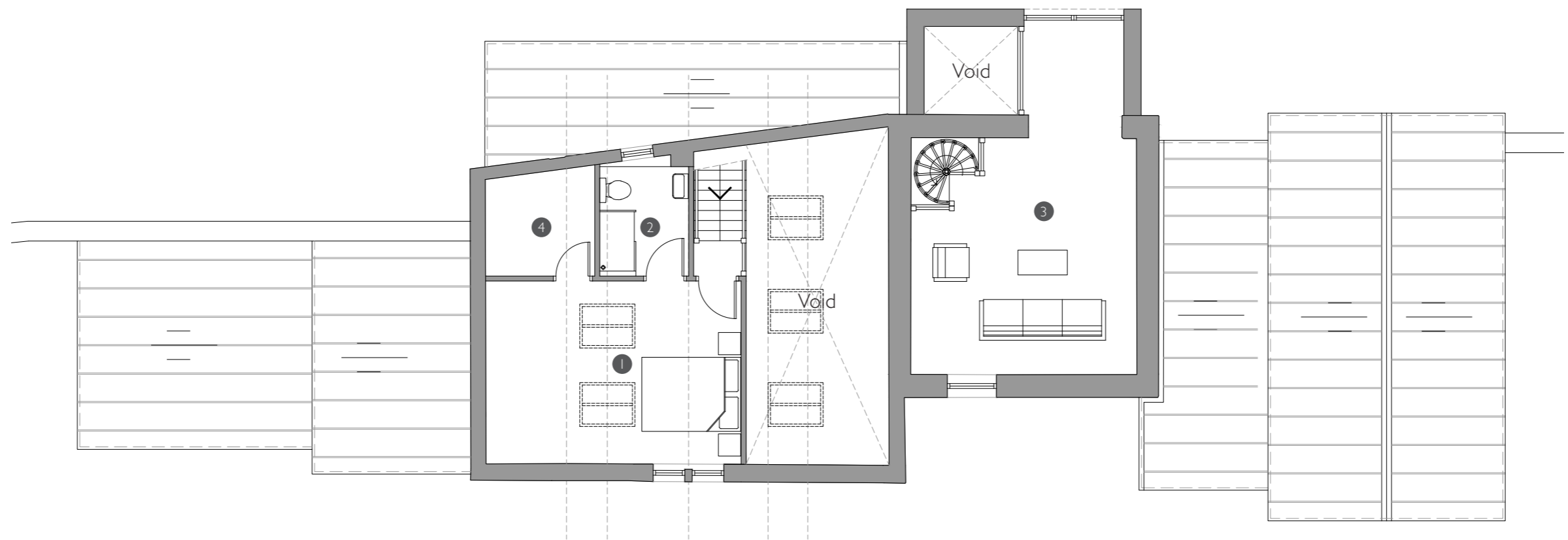
Scale 1:100
0 1 2 3 4 5
Metres

Proposed G.I.F.A 170 m²

FIRST FLOOR PLAN_AS PROPOSED 1:100 @ A3

First Floor Plan Key

- 1 Bedroom
- 2 En-Suite
- 3 Snug / Bedroom
- 4 Store



First Floor



Scale 1:100
0 1 2 3 4 5 Metres

ROOF PLAN_AS PROPOSED 1:100 @ A3

Roof Plan Key

- 1 Existing slate roof
- 2 Existing chimney
- 3 Proposed profiled metal roof
- 4 Proposed rooflights

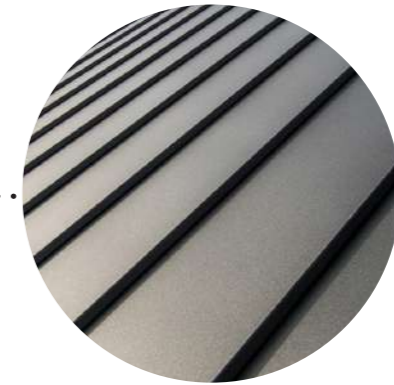
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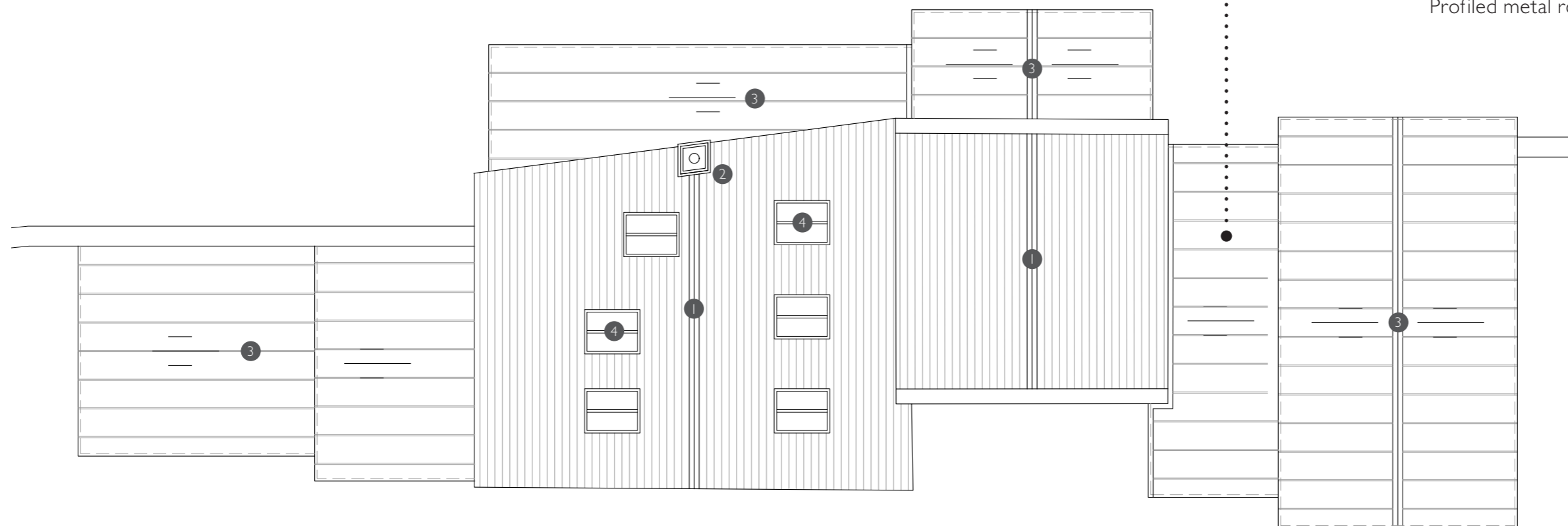
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Profiled metal roof



Roof Plan



Scale 1:100 Metres
0 1 2 3 4 5

ELEVATIONS_AS PROPOSED 1:100 @ A3

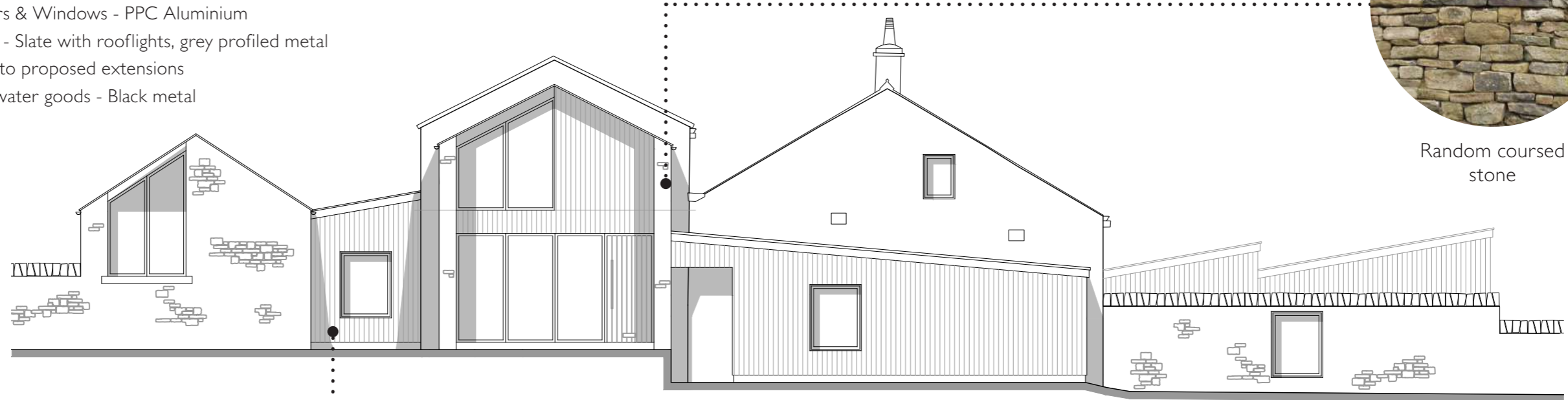
Material Palette

Walls & Chimney - Local random coursed stone with vertical timber cladding to proposed extensions

Doors & Windows - PPC Aluminium

Roof - Slate with rooflights, grey profiled metal roof to proposed extensions

Rainwater goods - Black metal

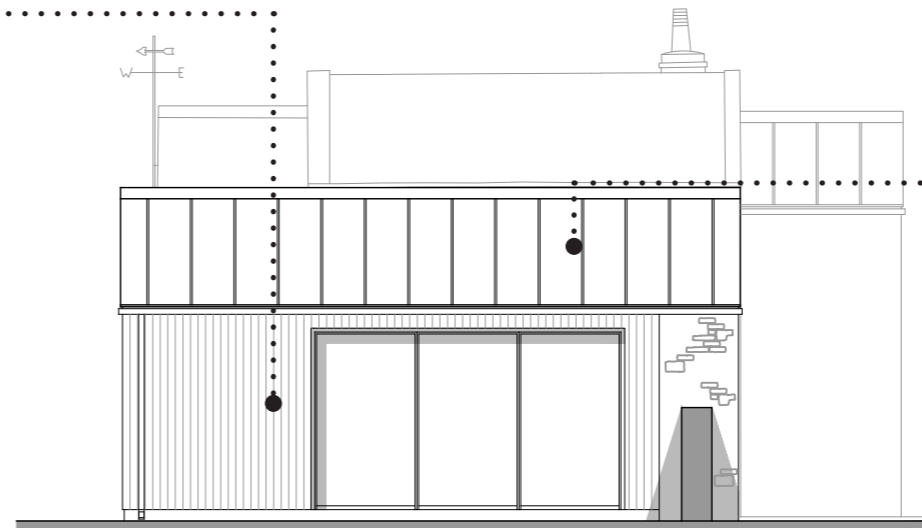


Random coursed stone

North Elevation



Vertical timber cladding



Profiled metal roof

East Elevation



ELEVATIONS_AS PROPOSED 1:100 @ A3

Material Palette

Walls & Chimney - Local random coursed stone with vertical timber cladding to proposed extensions

Doors & Windows - PPC Aluminium

Roof - Slate with rooflights, grey profiled metal roof to proposed extensions

Rainwater goods - Black metal

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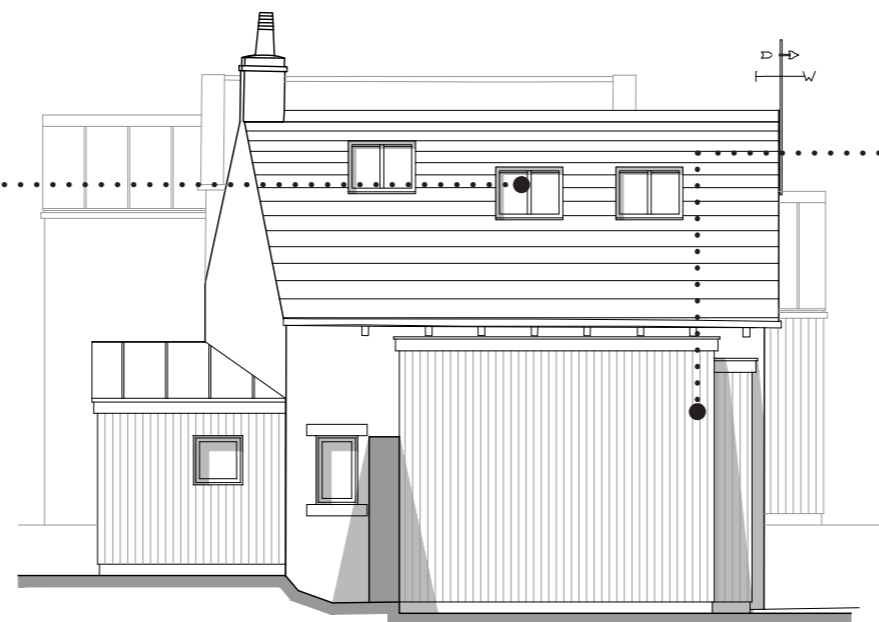
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South Elevation



Rooflights



West Elevation



Vertical timber cladding

Scale 1:100 Metres
0 1 2 3 4 5

METHOD STATEMENT

The proposal includes the conversion of the existing Coach House and adjoining garage, along with the addition of contemporary extensions to the North, East, and West elevations. The additions are designed to be subservient to the primary structure, with a material palette that is complementary.

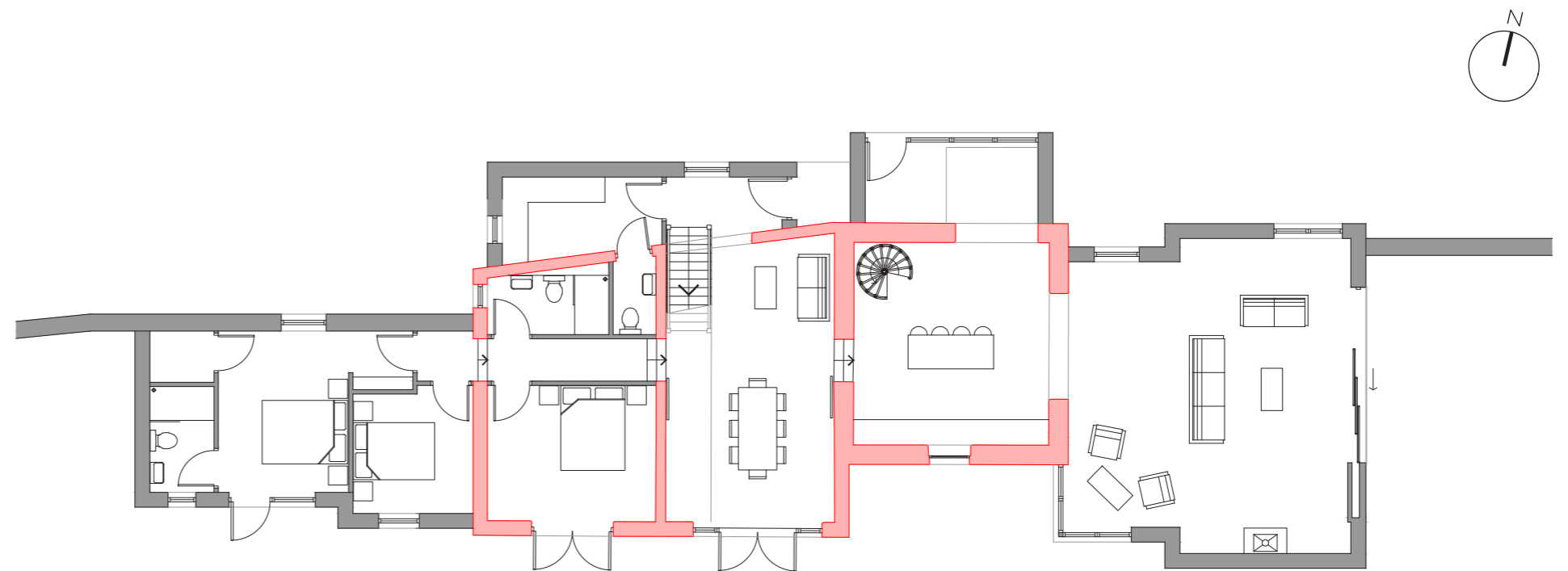
The existing structure is made up of loadbearing masonry walls with timber floors and roof. Piecemeal elements of this will require improvement as part of the conversion and upgrade of the fabric. The structural integrity of the existing buildings will be retained and enhanced with additional reinforcement where required. The existing openings will be used in most situations, to sympathetically connect the proposed extensions to the existing structure thereby minimising the necessary structural interventions. The structural dividing wall in the garage will also be retained to support the first floor. The existing external fabric will be repaired where necessary, with insulation added internally to bring the building up to current Building Regulations.

The new additions will use locally sourced materials as far as possible, to reduce the carbon footprint of the proposal. The construction detailing will meet current Building Regulations and have a high standard of airtightness and insulation.

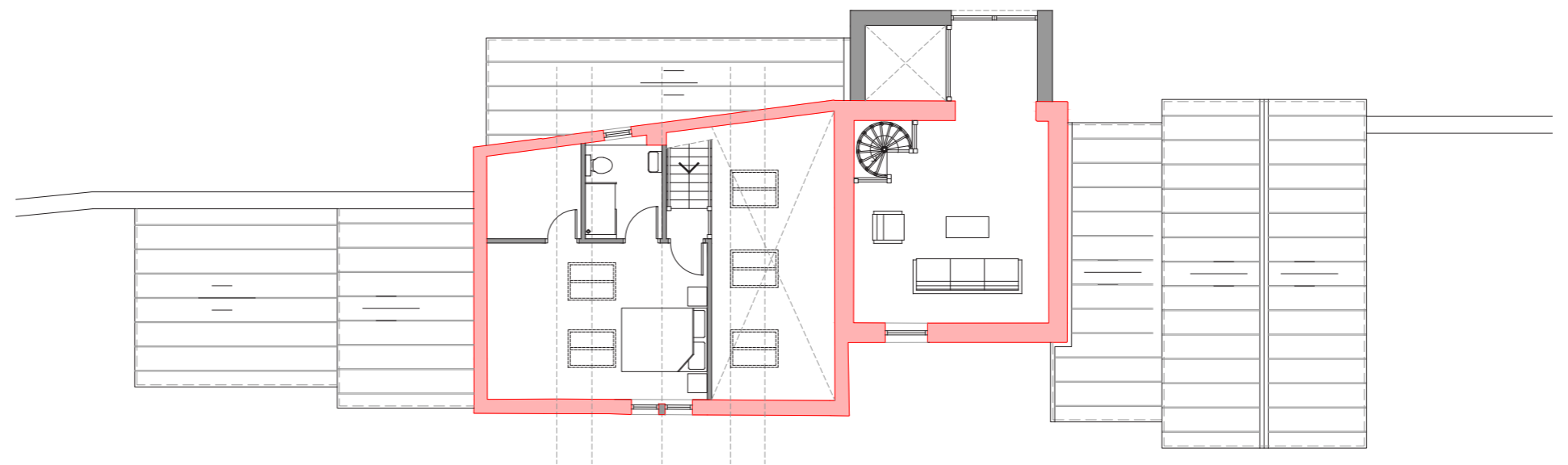
The proposal represents a significant improvement to the structural integrity, visual appearance and functionality of the property.

 Retained element

 New element



Ground Floor



First Floor

Drawings Not To Scale

HARD & SOFT LANDSCAPING NTS

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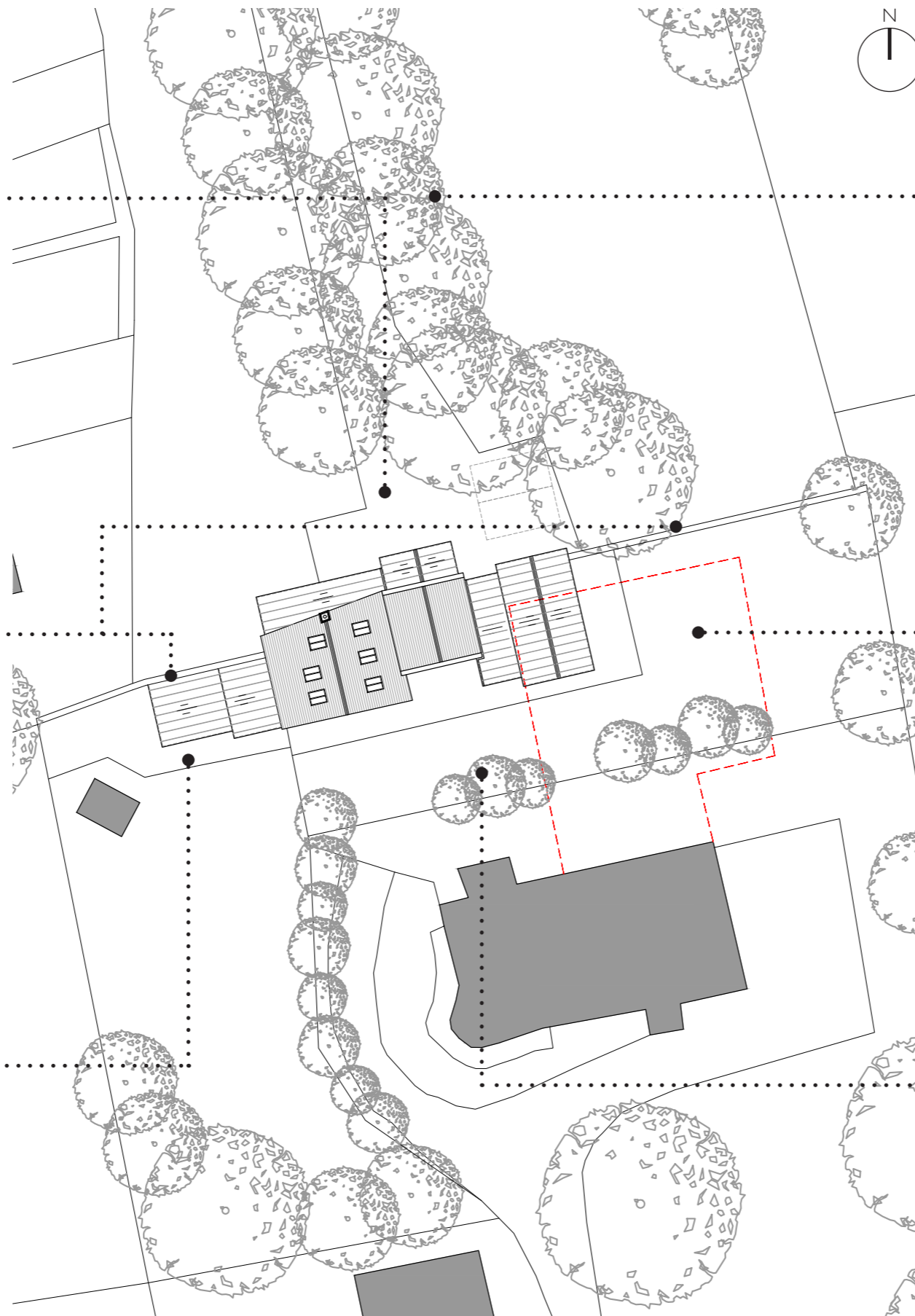
Permeable gravel surfacing



Dry stone walling to match the surrounding area



Stone paving with surrounding soft landscaping



Tree lined avenue



Lawn with surrounding soft landscaping



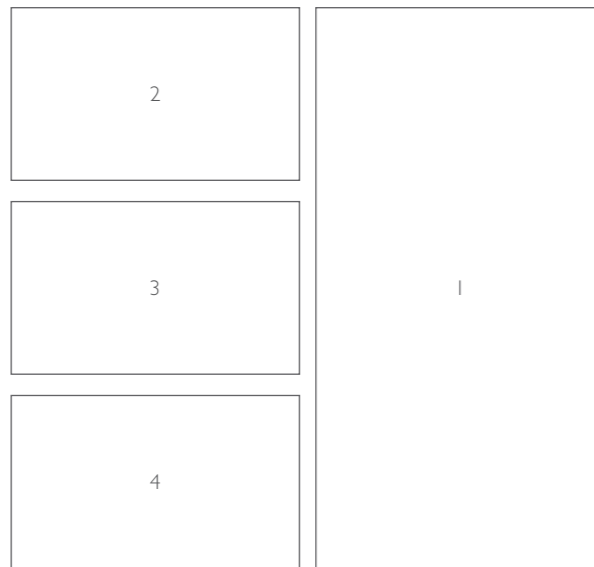
Soft landscaping to enhance the setting and increase biodiversity

VEHICULAR ACCESS_AS PROPOSED NTS

The scheme will be accessed off Main Street using the existing access point to the site. Both vehicles and pedestrians will be able to access the new dwellings at this point.

Adjacent are images to show the existing access point off Main Street, as well as the existing tree lined access road to the site.

●●●●● Access from Main Street



- 1. Proposed site plan
- 2. View of the existing tree lined access from Main Street
- 3. View of the existing tree lined access from Main Street
- 4. Site access from Main Street





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