

8435 – Design & Access Statement

Replacement of existing single storey workshop/storage annex with new two storey annex for homeworking.

Pear Tree Farm
Kenilworth



General Information

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Company Biography

HSSP Architects Ltd was established in 1966 and is a professional Company which has always prided itself on its quality service and client relationship. Based in Melton Mowbray, Leicestershire we work throughout the East Midlands and UK

Issue Record

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The format and content of this statement has been based upon the guidance supplied by CABE in their publication “Design and access statements - How to write, read and use them”

0.0 Executive Summary

This request for detailed planning approval relates to an existing residential workshop/annex at Pear Tree Farm, Meer End Road, Kenilworth.

The proposal is for the replacement of an existing single storey annex with a new mezzanine level annex for the residential use to Pear Tree Farm.

- This document sets out:
- The principle of design for the replacement annex.



Site Location

1.0 Introduction

1.1 Brief and aspirations

Our client has asked HSSP Architects to develop a proposal for a high quality, residential annex on the footprint of a redundant annex / storage on the applicants' land.

The land consists of said annex as well as a dwelling, a garage and a dilapidated Dutch style barn.

The project brief is to replace the existing annex with a similar design occupying the same footprint.

The annex is to include two home working offices to allow the clients to functionally work from home, and a small home gym. The proposed accommodation will be ancillary to the main dwelling house.



Existing residential annex/workshop



Existing residential annex/workshop

2.0 Site Assessment

2.1 Site location

- Kenilworth, Warwickshire
- Approx. 9 miles to the SW of Coventry.
- Kenilworth is the nearest town
- The site lies in the Green Belt area of surrounding Birmingham and Coventry.



Site location plan

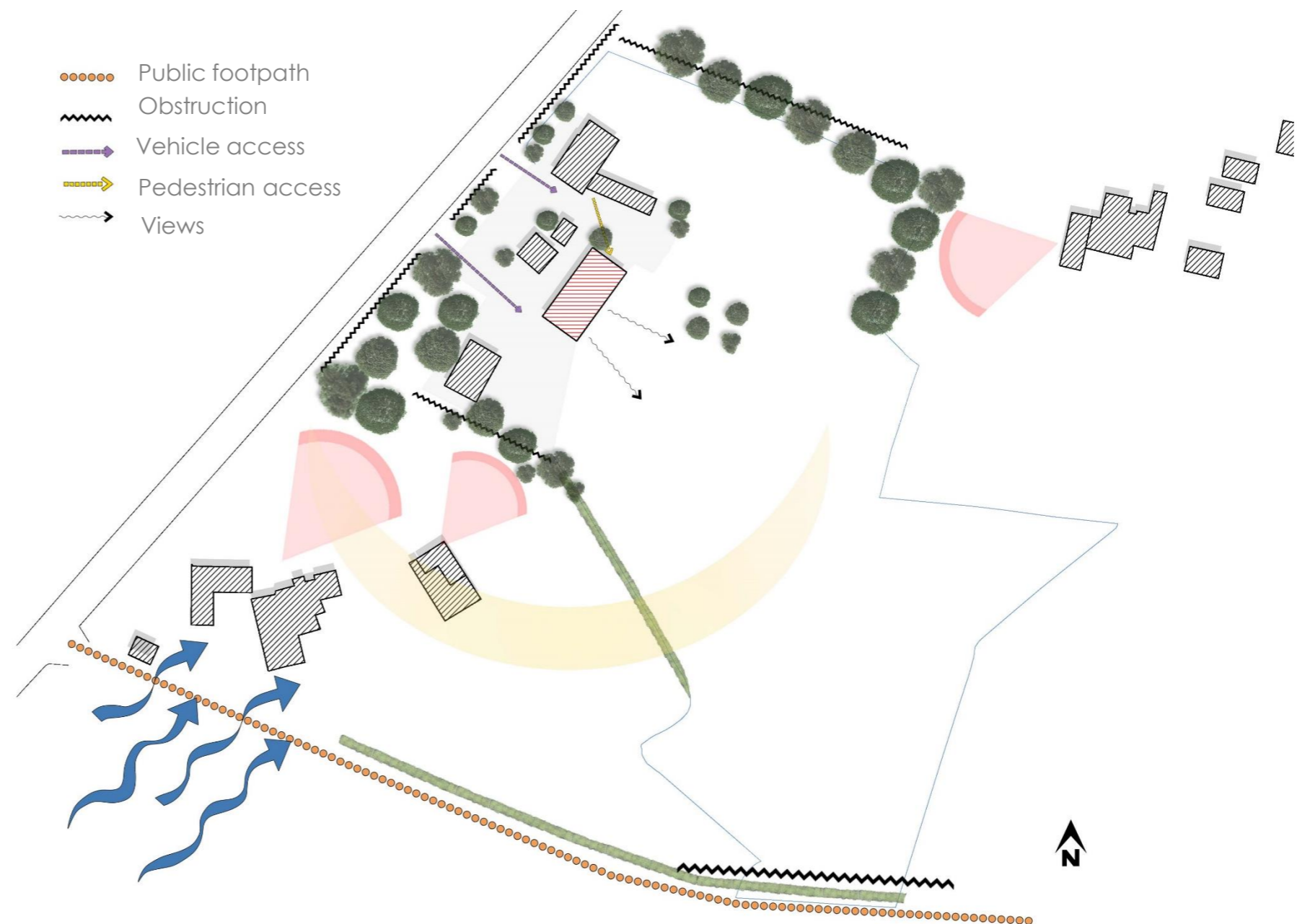


Site location South West of Coventry

2.0 Site Assessment

2.2 Site description

- Topography – N to S fall of 430mm
- E to W fall of approx. 1.5m
- Land Use – Residential annex consisting of storage and workshop space.
- Existing buildings – Pear Tree Farm house to the North of the site. Two car garage adjacent to the annex. A dilapidated Dutch barn in the North West corner of the land.
- Vegetation - scattered trees, ornamental trees, newly planted hedgerow and orchard as well as new wildflower meadow.
- Boundaries - Species poor hedgerows and dense tree planting to S and E boundary. Newly planted hedgerow to the N and W boundary.
- Access – Existing gated access from Meer End Road.



Site Analysis

2.0 Site Assessment

2.3 Site context

Wider context

- Area typified by prominent areas of farmland and small holdings as well as areas of dense tree planting.
- Large areas of hedged fields in a regular pattern.

Local context

- Broad views to north of the property.
- Areas of planted temperate deciduous woodland to the South.

2.4 Site history

- Historically the existing annex used to be a piggery as part of a small holding. The existing piggery building was constructed for agricultural use but has been within the residential curtilage of the farm house for many years since the property ceased to be used as a small holding.
- Pear Tree Farm is visible on historical OS maps dating to at least 1885.

2.5 Local character

- Houses in the immediate vicinity are of red brick with pitched roof.
- Boundary treatments of brick walling and high hedges.



View of application site from the public highway Meer End Road



View of application site from public footpath to the south of the site



View of application site from the second entrance to the property from Meer End Road

2.0 Site Assessment

- Within the site the existing building typology is a mixture of the original red brick farmhouse, the timber clad piggery building, a corrugated tin sheet Dutch style barn and a more modern built red brick two car garage.



Annex – former piggery



Modern built red brick two car garage



Original red brick farm house



Original car port



Corrugated tin Dutch style barn



Annex – former piggery

3.0 Planning Policy

3.1 Local plan

- The application area falls within the designated Green Belt.
- The Local Plan seeks to maintain the Green Belt with limited appropriate development that does not materially harm the setting.

3.2 Neighbourhood development plan

3.3 Application site planning history

- Erection of double garage and extension to form lobby and shower room (Approved) 1990.



Extract of planning map from Solihull council

4.0 Design Concept

4.1 Opportunities and constraints

Opportunities

- Established site access, gateway and dropped kerb.
- Reduce impact of site on local context, road network and neighbours.

Constraints

- Sensitive location in Green Belt.
- Countryside location.

4.2 Client brief

- Look to remove all of the existing annex/piggery building and develop scheme for a new annex building.
- Maintain existing access.
- Provide high quality space to allow for modern home working and create a further residential amenities such as a gym.

4.3 Proposed design strategy

Look at options for:

- Strive to retain the silhouette of the historic piggery whilst making it a usable space.
- Retain the small holding narrative of the property by ensuring the proposed development is sympathetic to the original agricultural style.



Examples of 'agricultural' building typology



Proposed Site Plan

5.0 Proposed Design

5.1 Layout

The proposed site layout utilises the existing access point onto Meer End Road to the North of the site.

The site is currently being used as a storage area / residential scale workshop. The clients are working to re-wild and plant native trees on the property. The area between the proposed annex and the house will be landscaped to be sympathetic to the smallholding farm yard style.

5.2 Scale

The proposal seeks to develop a total of one, 1.5 storey unit with a 5.5m ridge height. Windows and doors will be generally in keeping with the agricultural style and scale. The south elevation will be comprised of some larger feature windows to allow for maximum daylighting. The building is designed to mimic the existing piggery building in its scale and proportions. The footprint of the building will be the same as existing. The eaves and ridge height will be raised to create a usable height space inside as the eaves height of the existing piggery is 1.7m above FFL.

The existing building ridge height is 3.95.

The proposed ridge height is 5.5m.

An overall increase of 1.55m.



Visualisation of proposed annex

5.0 Proposed Design

5.3 Appearance

The proposal has been designed to replicate an agricultural barn / workshop in the style of the existing piggery. The proposed design draws on the history of the site and the existing piggery building with timber clad walls and sheet material roof, trying to keep the aesthetics and scale of an agricultural building.

Design cues from the piggery building have been adopted in the design;

- Brick plinth
- Timber cladding
- Roof sheeting
- Sliding doors



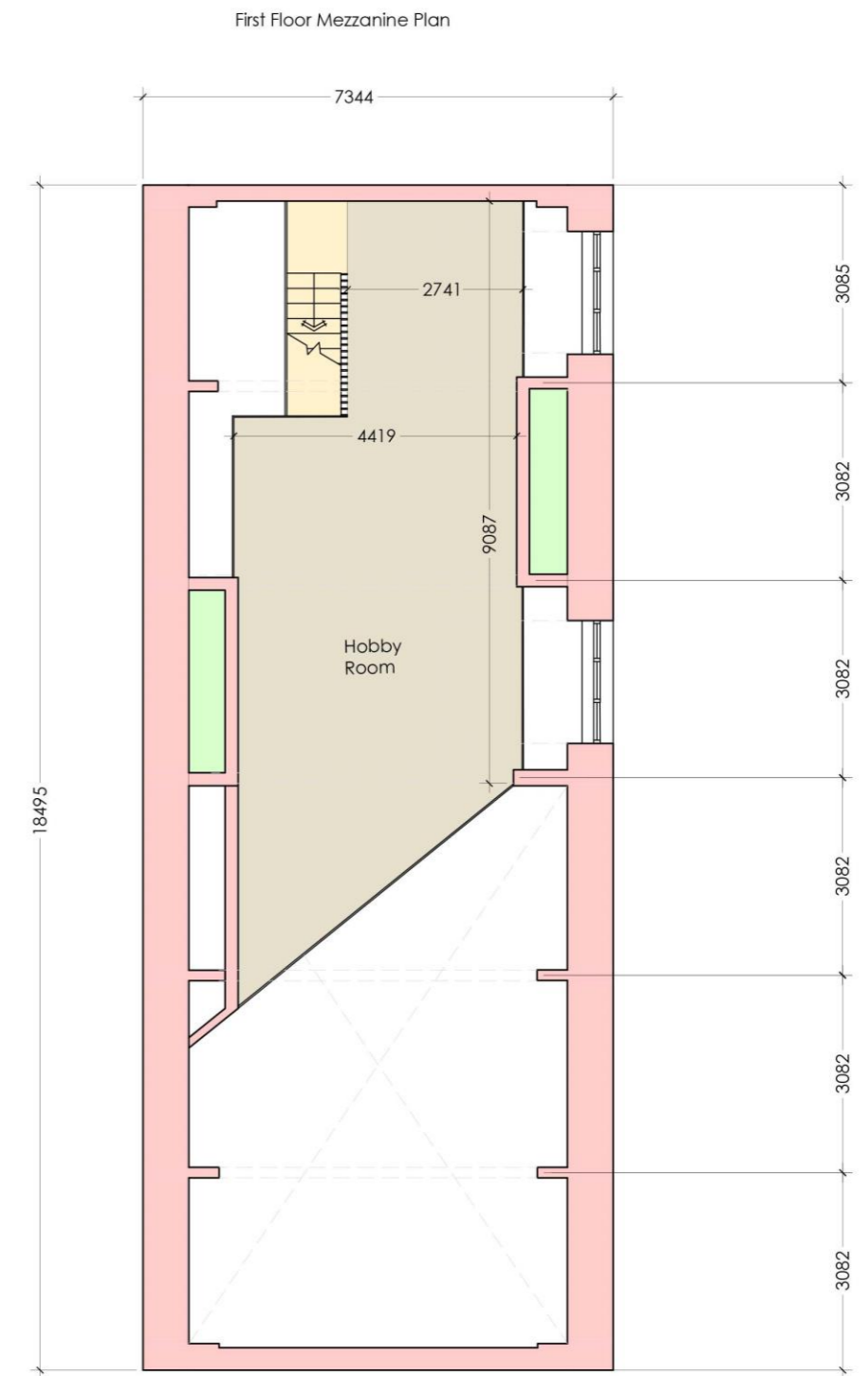
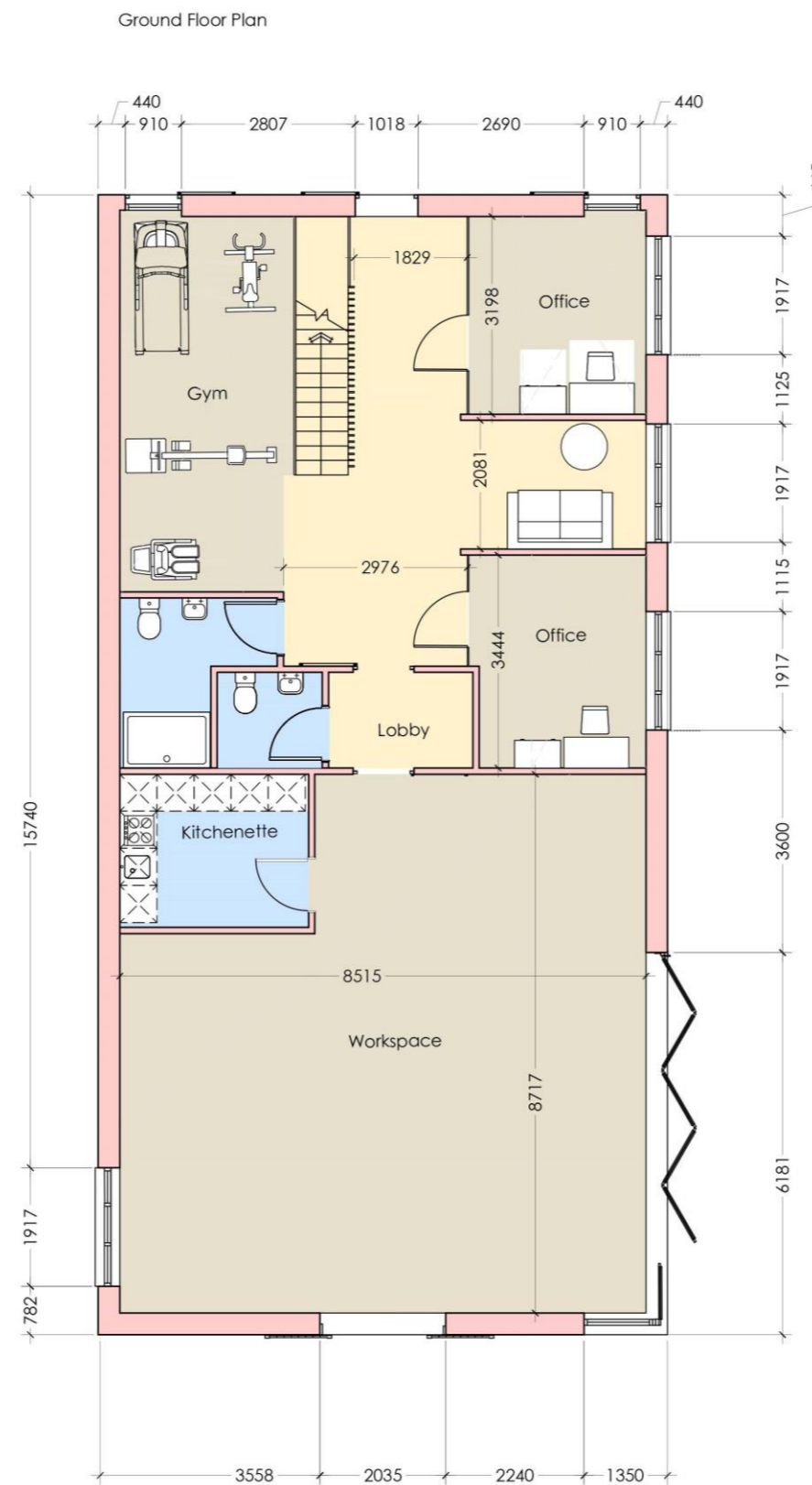
Visualisation of proposed annex

5.0 Proposed Design

5.4 Floor plans

The ground floor accommodation consists of a large open flexible space for the clients to use as storage / work space. The northern half of the ground floor accommodates the two home office spaces as well as the home gym and WC / shower facilities. These spaces are connected by an open plan lobby with a small seating area.

The first floor comprises of an entirely open plan hobby room and mezzanine balcony. The first floor is open to the offices below and to the gym to further connect all the spaces.



Proposed plans

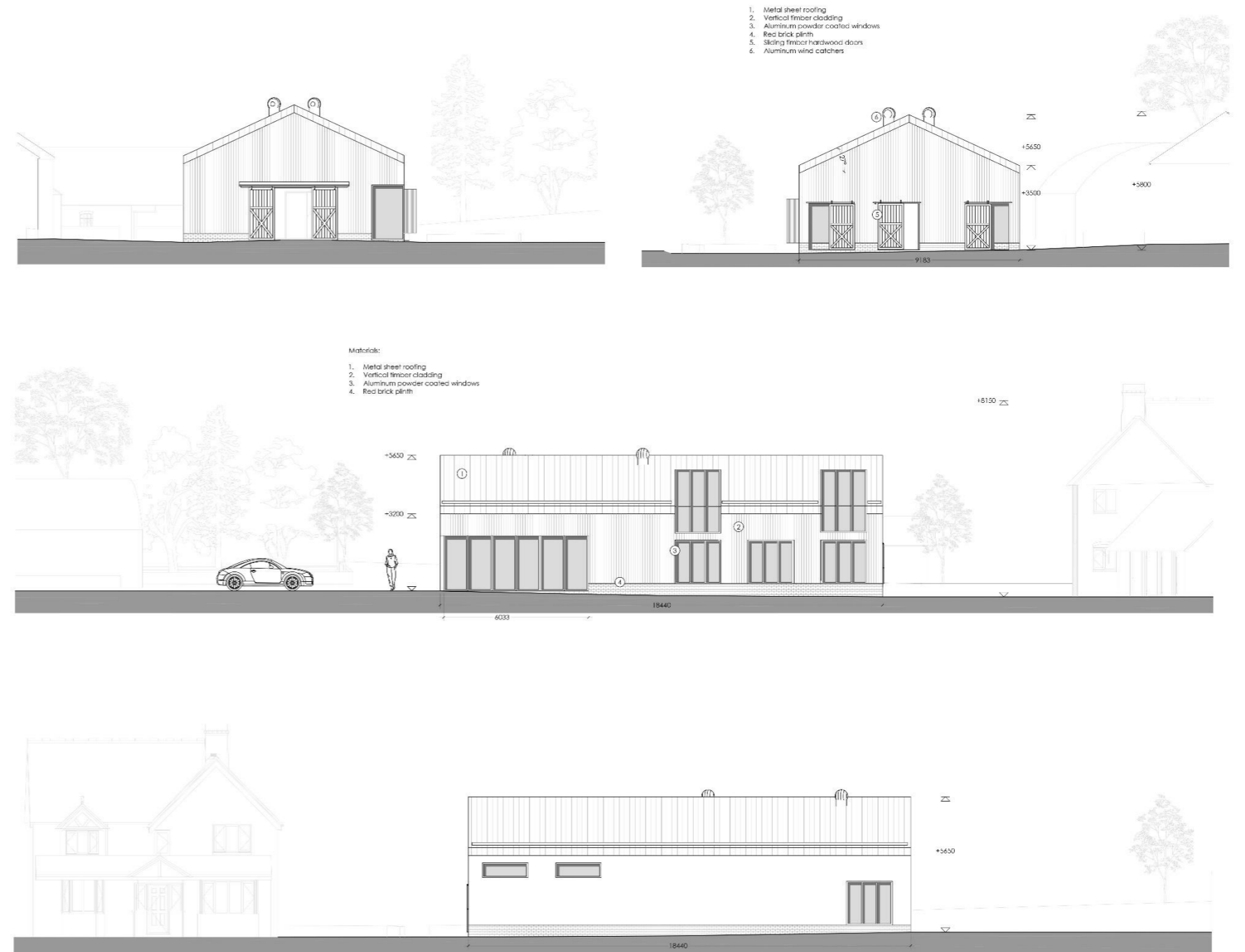
5.0 Proposed Design

5.5 Elevations

The external façade of the building will be entirely clad in vertical timber to mimic the existing piggery. The roof will be sheet metal to retain the agricultural look and feel. The entire building is designed to fit into the surrounding landscape. The whole building is designed to be a seamless agricultural form with built in hidden gutters so as not to create an eaves. The building's fenestration retains the proportions of the existing building as much as possible with some areas being increased to let in sufficient daylight.

The existing building use sliding doors on the exterior and throughout. The proposed designed utilises this design feature for the entry points to further mimic the existing agricultural building.

Proposed elevations



Proposed Elevations

5.0 Proposed Design

5.6 Visual impact



Only available view of existing piggery from public footpath.



Only available view of proposed annex from public footpath.



View from public footpath after **1 year of hedge growth (1m)**.



6.0 Access

6.1 Design and policy approach

- Not applicable.

6.2 Consultation

- No consultation has been carried out at this stage.

6.3 Vehicular access

- The existing site access will be utilised.
- Good levels of visibility are achievable in both directions
Speed limit at the site access is 50mph.

6.4 Pedestrian access

- Pedestrian access to remain the same.



View of existing site entrance from North



View of existing site entrance from South

6.0 Access

6.5 Site and building entrances

The site entrance will use the existing entrance to the property.

6.6 Inclusive design

There will be ample parking surrounding the proposed annex.

6.7 Public/private space

Not applicable

6.8 Emergency service access

Not applicable

6.9 Sustainable travel

The proposed design incorporates home working facilities to allow the homeowner to reduce time spent travelling to work and therefore environmental impact.