

# BASE

Document Type:

## DESIGN & ACCESS STATEMENT

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**PROJECT REFERENCE:** BA4266

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**PROJECT NAME:** 3 Clockhouse Stables

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**PROJECT DESCRIPTION:** Internal refurbishment and associated landscaping works.

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**PROJECT LOCATION:** 3 Clockhouse Stables, Cound Park, Cound, Shropshire, SY5 6BJ.

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## **EXECUTIVE SUMMARY**

- The application site is the existing 3 bedroom, barn conversion property and rear garden of 3 Clockhouse Stables, situated within Cound Park Estate, Cound, Shrewsbury.
- The applicant's primary intention is to improve the quality of living accommodation by undertaking both ground floor and first floor internal reconfiguration works to suit the applicant's living requirements.
- Landscaping works are proposed to improve the quality, comfort and accessibility of the rear garden space to most suitability meet the applicant's current and future needs.
- The applicant would also like to make minor external alterations through the installation of new rear doors and windows to provide greater levels of natural sunlight to further improve the quality of spaces.
- The proposed design has sought to minimise the impact on the existing external appearance of the property and will have no impact upon highways, flooding and biodiversity.

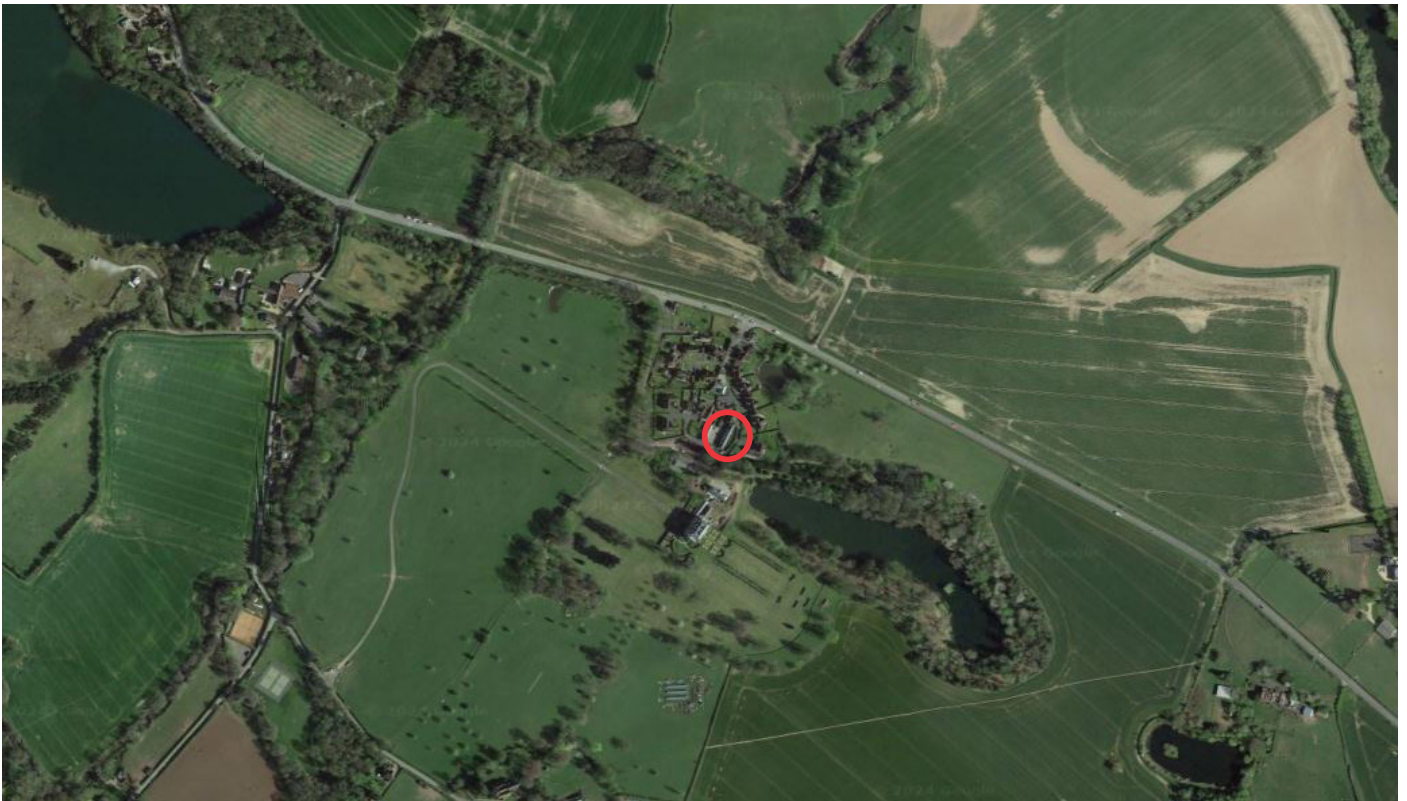
## 1.0 INTRODUCTION

This statement has been produced to support the householder and listed building planning applications for the internal reconfiguration and refurbishment to the existing property along with associated landscaping works at 3 Clockhouse Stables, Cound Park, Cound, Shropshire, SY5 6BJ.

The applicant would like to make internal alterations and refurbishment works to the existing property to improve the layout and quality of the habitable spaces to meet their current and future living requirements. The applicant would also like to undertake external landscaping works to the rear garden area to provide more comfortable and accessible private amenity space.

- PL-001 Site Location Plan
- PL-002 Existing Site Plan
- PL-003 Existing Floor Plans
- PL-004 Existing Elevations
- PL-005 Proposed Site Plan
- PL-006 Proposed Floor Plans
- PL-007 Proposed Elevations
- PL-008 Proposed 3D Visualisations

## 2 THE LOCATION AND CONTEXT



Aerial View. Source: Google Earth

## 2.1 THE LOCATION & CONTEXT

The site is located in the southern region of Cound Park Estate, approximately 7 miles south east of Shrewsbury. The estate is accessed from the A458 via a large gated entrance and directs traffic along a semi-private driveway which leads south through the estate to arrive at an external courtyard area. The courtyard space provides shared parking for the applicant property. The applicant property is comprised of three bedrooms and is positioned at the southern end of a row of attached barn conversions collectively known as Clockhouse Stables. The low level roof, and elongated massing of Clockhouse Stables forms the eastern and western boundaries of the shared courtyard area, and is distinctive for its enclosed stable-block presence.

The wider estate of Cound Park is comprised of a variety of property types and are associated with the Grade I Listed Cound Hall and Gardens to the south. The land now containing the Cound Park estate originally formed the curtilage of Cound Hall and was later divided for the development of Cound Park Estate. Cound Hall is of private ownership and therefore not accessible from the estate however the applicant's property, particularly from the courtyard area of Clockhouse Stables, benefits from framed views of the Hall due to its raised topography.



Existing Front Elevation

The property itself is comprised of a central entrance hallway with ground floor WC and staircase at the rear side of the building, which divides the living room from the kitchen. The living room space features double doors opening out onto the private rear garden amenity. At first floor, a central landing space provides access to three bedrooms, with the larger master-bedroom featuring a dormer window. Due to the height of the eaves, the remaining rooms at first floor are provided with rooflights.

The property is of a traditional style and representative of the barn-conversion vernacular, featuring arched framed windows, brick soldier course lintels and hipped slate roof. The property's rear garden area is accessed via an external pedestrian walkway to the west of the building, and is divided by close-board timber fencing from a shared bin store immediately adjacent. The rear garden area extends the length of the property, with an area closest to the building formed of paving slabs and shed storage. The remaining areas of the garden to the rear are raised and consist of maintained grass, which is surrounded by a tall hedgerow to divide the land from the shared driveway.



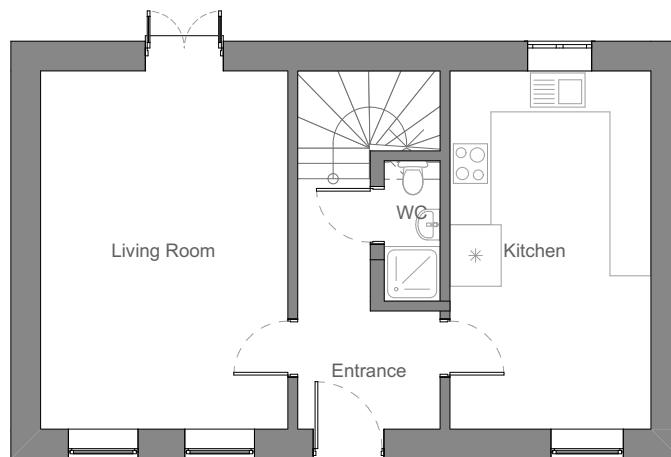
Existing Site Plan

### 3 Design

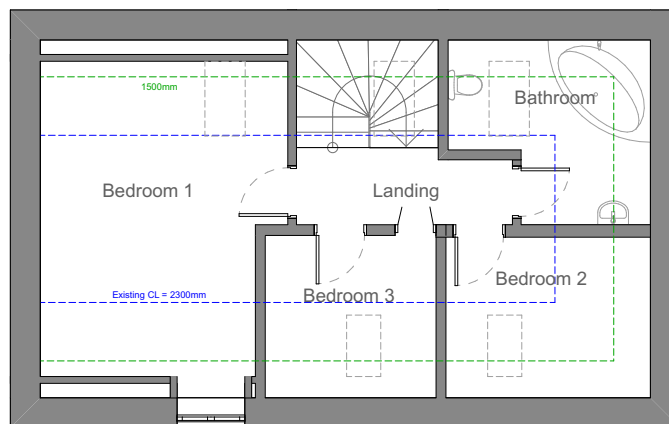
#### 3.1 Design Brief

The initial design brief was to explore the following works:

- Internal reconfiguration of the ground floor to reduce the size of the current ground floor shower room to remove the shower, providing an area of coat and boot storage.
- Introduction of double-glazed doors to the existing living room and a similar glazed door to the kitchen space to improve the levels of natural light throughout.
- Review kitchen configuration to include a stacked washing machine and tumble dryer.
- Reconfiguration of the first floor of the property, taking the number of bedrooms from 3 to 2 and introducing an additional shower room and storage space to both the main bedroom and guest bedroom.
- Review of the external landscaping to the rear of the property to include a new area of retained patio and the introduction of a pre-fabricated summer house.



Existing Ground Floor Plan



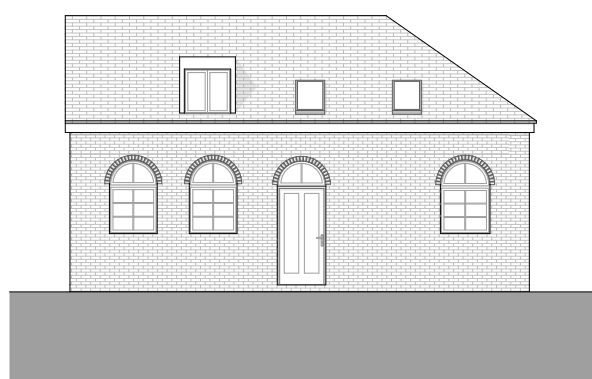
Existing First Floor Plan

### 3.2 Design Development

Sketch options were explored in the initial stages of the design to achieve a high quality scheme which enhances the site as a whole. The proposals also aim to achieve the best layout and relationship of rooms to satisfy the applicant's aspirations for the property. These options have explored the extent of works proposed for reconfiguration of the ground floor space, with consideration for different kitchen and storage requirements along with the relationship to the rear garden amenity and provision of access. They have also considered the size requirements of each room, and the number of bathroom spaces required to suit the applicant's current and future living requirements. Throughout the design development stage, careful consideration has been given to the impact of the proposed works on the existing heritage value of the property and the wider site context.

### 3.3 Planning Considerations

In 1997, permission was granted (Ref: 97/0407/LBI/22/97) for the alterations in connection with conversion of six existing buildings at the Stable Yard at Cound Hall into ten dwellings. The Stable Yard is now recognised as the barn-conversion dwellings of Clockhouse Stables at Cound Park Estate, including the applicant property. Due to the building's age, architectural characteristics and setting within a historically significant context, appropriate consideration towards its heritage value has been considered within the design as part of this planning application with particular consideration towards external building features.



Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation

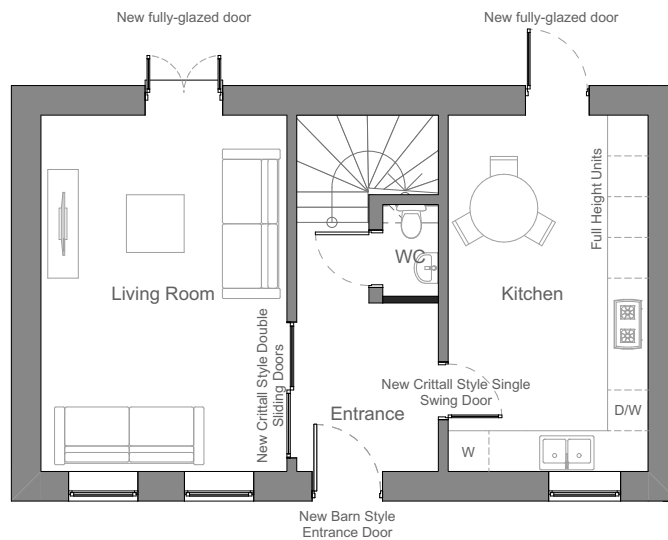


### 3.3 Design Proposal

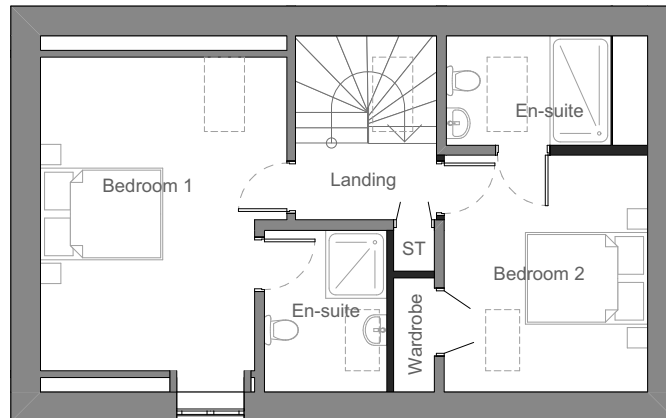
Following this initial development the proposed layouts were further refined to provide the optimal use of space throughout the property. This internal review and comparative analysis of the proposed sketch options highlighted an opportunity to further improve the internal space.

The proposed design put forward as part of this planning application seeks to replace the existing arched window to the kitchen area with a new single swing door, which will provide the kitchen area with greater levels of natural light along with a stronger connection with the rear garden amenity, which will be more typically accessed from the kitchen area, rather than the living room space. The new rear kitchen entrance door is proposed to match the width of the existing window to be removed and to be of a traditional style to match the property. Furthermore, the existing rear double doors to the living room are proposed to be replaced with a matching style, for a consistent finish along the rear elevation of the property.

The applicant would also like to replace the existing front entrance door with a new barn-style door, to capture aspects of the existing stable-block presence within the architecture. Internal reconfiguration and refurbishment works are proposed to provide a new kitchen with full height units, inset fringe, dishwasher, washing machine, tumble dryer and an area for dining. The existing ground floor WC is to be altered to remove the shower to provide a larger entrance hallway. The design also proposes the replacement of the existing internal kitchen door with new crittall style door along with new double sliding crittall style doors for the living room space.



Proposed Ground Floor Plan

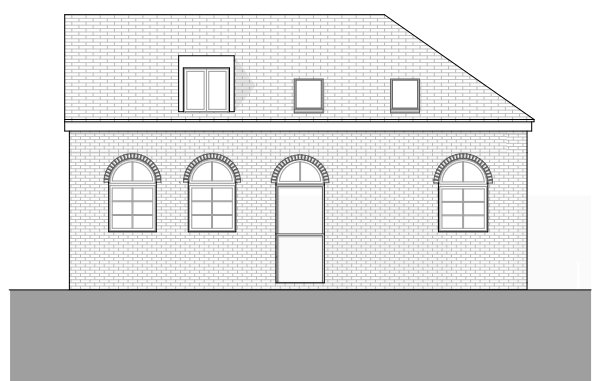


Proposed First Floor Plan

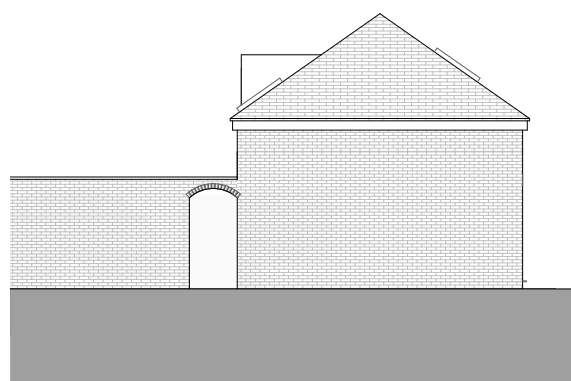
At first floor, the design proposes an internal reconfiguration which will reduce the number of bedrooms from 3 to 2, for the purposes of providing a larger, more spacious master bedroom along with a larger guest bedroom. Alterations to the first floor layout also provides en-suite bathrooms and inset storage to both bedroom spaces along with additional storage provision to the landing space. The existing dormer window to the master bedroom along with all existing rooflights are to be retained with no new and additional openings proposed. Both ground floor and first floor spaces are to be refurbished with new fittings, fixtures and finishes throughout.

### 3.6 Appearance

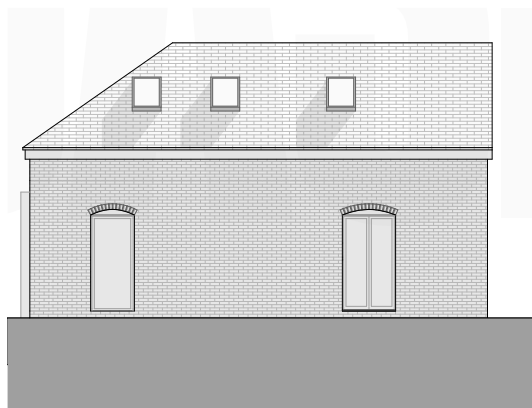
In respect of the heritage value of Clockhouse Stables, along with the local setting of Cound Park estate in association with Cound Hall, changes to the external appearance of the property have been carefully considered and mitigated where possible. The replaced doors proposed to the rear elevation will have no significant harm upon the heritage character of the building due to the screening from the public realm by the existing hedgerow. New rear doors are proposed to match the proportions of the existing openings with their style to be in keeping with the vernacular of barn-conversion designs. The proposed replacement barn-style front entrance door aims to capture aspects of the existing stable-block presence within the architecture and can otherwise be considered as a positive contribution to the heritage value of the existing property. All other external details are to be retained with no new windows or rooflights proposed.



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Internal 3D Visualisation - Proposed Kitchen

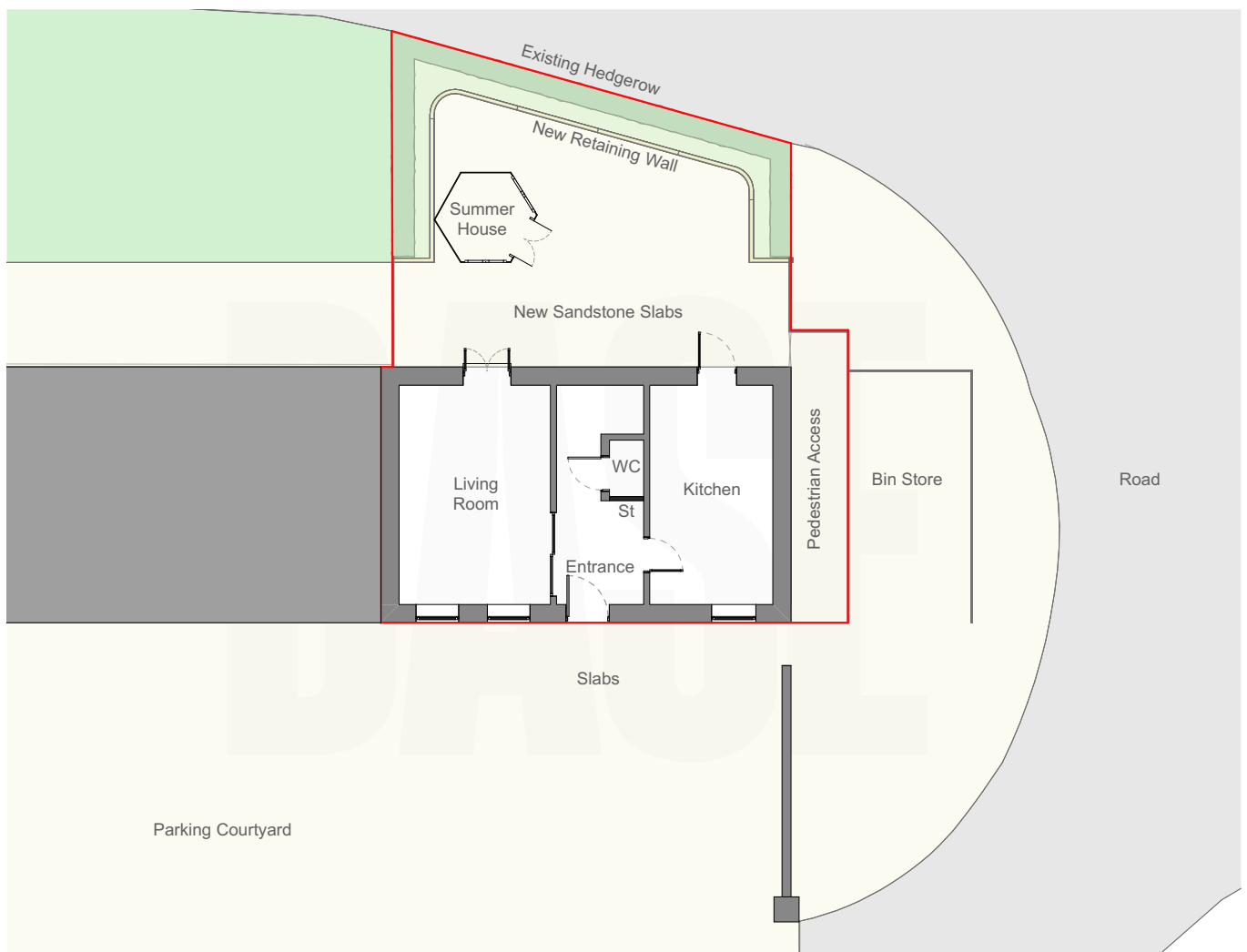


Internal 3D Visualisation - Proposed Living Room

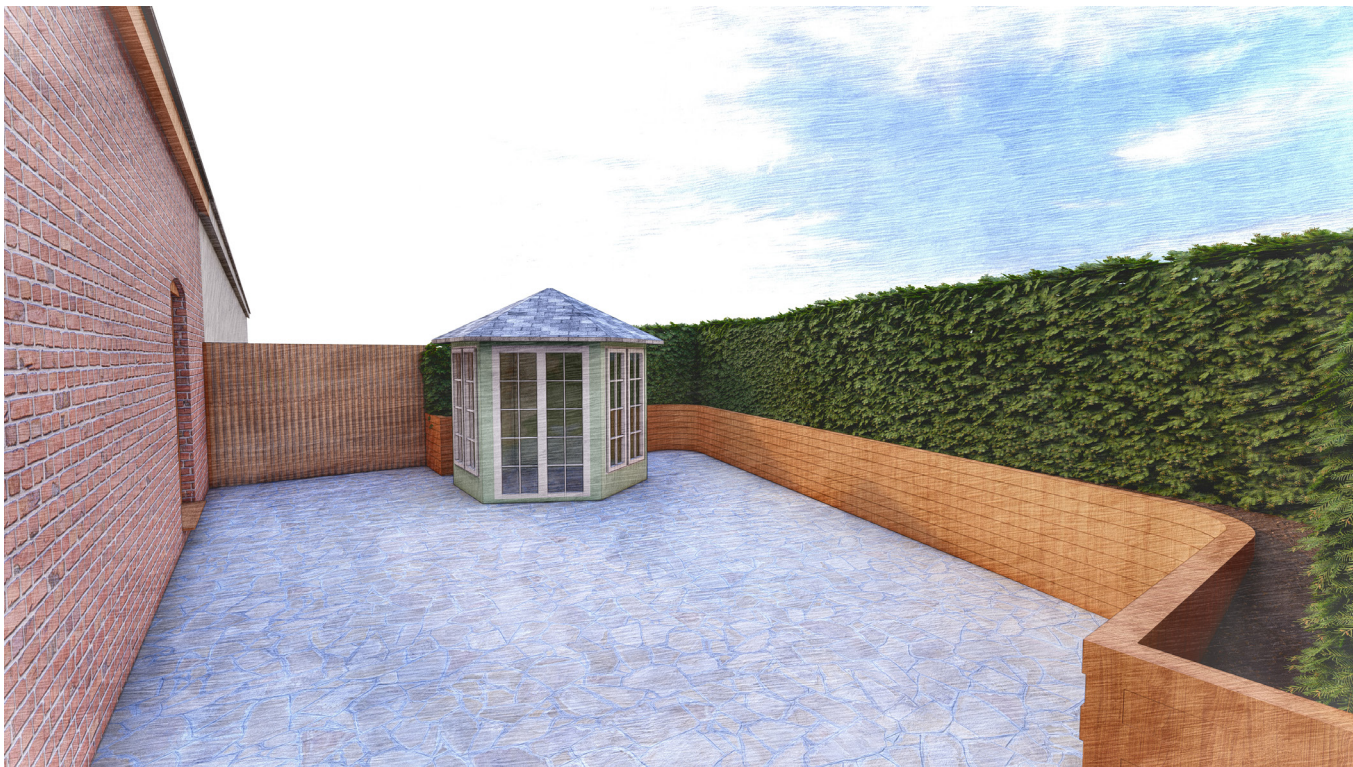
### 3.7 Landscaping

The applicant would like to make alterations to the rear garden to provide better accessibility and privacy. The existing rear garden area is accessed from a fenced external pathway to the side of the property along with access from double doors to the living room space. An area of flat paving is provided against the property with timber shed storage provided against the northern boundary. The remaining garden area is comprised of stepped grass, surrounded by a tall hedgerow which forms the eastern boundary of the site.

The design proposes the excavation of the raised areas of grass with the erection of a new railway sleeper wall and new paving slabs to be laid which will provide level access throughout the garden area along with further privacy from the public realm by restricting views into the site due to the changes in level. The applicant would also like to install a new, pre-fabricated summer house within the rear garden area to provide an area of covered seating. The existing boundary treatments, including the hedgerow, are to be retained and unaffected by the proposals.



Proposed Site Plan



External 3D Visualisation - Rear Garden



External 3D Visualisation - Rear Garden

## **4 Access & Highways**

Vehicular access will remain as existing with parking provided via the shared courtyard area to the west of the site. There are no proposed changes to the existing driveway or parking provision as part of the proposed works. Pedestrian access will be retained as existing with access gained to the rear garden area via an separated area of paving along the side of the property.

## **5 Biodiversity**

The proposed works include alterations to the rear garden amenity with an area of raised landscaping to be excavated however the grass to be removed is considered to be of low ecological value. The existing hedgerow forming the eastern boundary of the site is to be retained and unaffected by the proposals.

## **6 Drainage & Flooding**

### **6.1 Drainage**

The proposals will make use of the existing foul and surface water drainage systems implemented on site.

### **6.2 Flooding**

Upon review of Environment Agency Flood Mapping, we have ascertained that the site is not at risk from rising flood water.

## **7 Conclusion**

- The application site is the existing 3 bedroom, barn conversion property and rear garden of 3 Clockhouse Stables, situated within Cound Park Estate, Cound, Shrewsbury.
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