

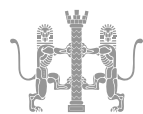


DESIGN AND ACCESS STATEMENT

LYCHGATE COTTAGE COACH HOUSE
CHURCH ROAD, SCAYNES HILL, RH17 7NH
Planning Submission

WOLFF ARCHITECTS





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Conclusion

Wolff Architects Ltd have prepared this statement in support of a planning application to the coach house at Lychgate Cottage, Scaynes Hill.

This report should be read in conjunction with the drawings submitted as part of the planning package, including existing and proposed layouts. Reference should be made to the latest relevant issue sheet for a full schedule of these drawings.



Revision	Date	Status	Description	Author	Checked
0	28.10.24	PL	Planning Application DAS	JF	EW





1.0 Previously
Permitted Development



1.0 Previously Permitted Development

1.2 Existing Site Plan & Access

Lychgate Cottage is located on Church Road, just north of Scaynes Hill. It can be accessed by car off Church road on the south side of the site at two separate points both highlighted in red on the map.

The existing site comprises of a large detached residential dwelling, located towards the south of the site set back off a private lane.

The cottage’s main pedestrian entrance is on the south side of the property; but it also has doors that access the gardens from various other sides of the building. Various other pedestrian entrances to the site are located at various points all highlighted on the map.

There are three outbuildings located to the west of the dwelling that include a 5-bay garage, a detached 2-bay garage/ workshop with accommodation above and another outbuilding. Three other buildings are located within the gardens.

A tennis court and accompanying summerhouse building are located north of the three outbuildings; an old stables located on the east border; and a garden pavilion just north of the stables.

The estate has various gardens within it and a woodland located at the north of the site.



1.0 Previously Permitted Development

1.2 Site Photographs

The following site photographs indicate the site in its current context both from ground level and above.

There are several buildings located on the site, one of which is a large detached residential dwelling, surrounded by a spacious residential garden, depicted in the following images.

The existing property has been situated on the site since 1947 and was inspired by the arts and crafts period.



Existing large detached residential dwelling located on site





1.0 Previously Permitted Development

1.3 Permitted Site Plan

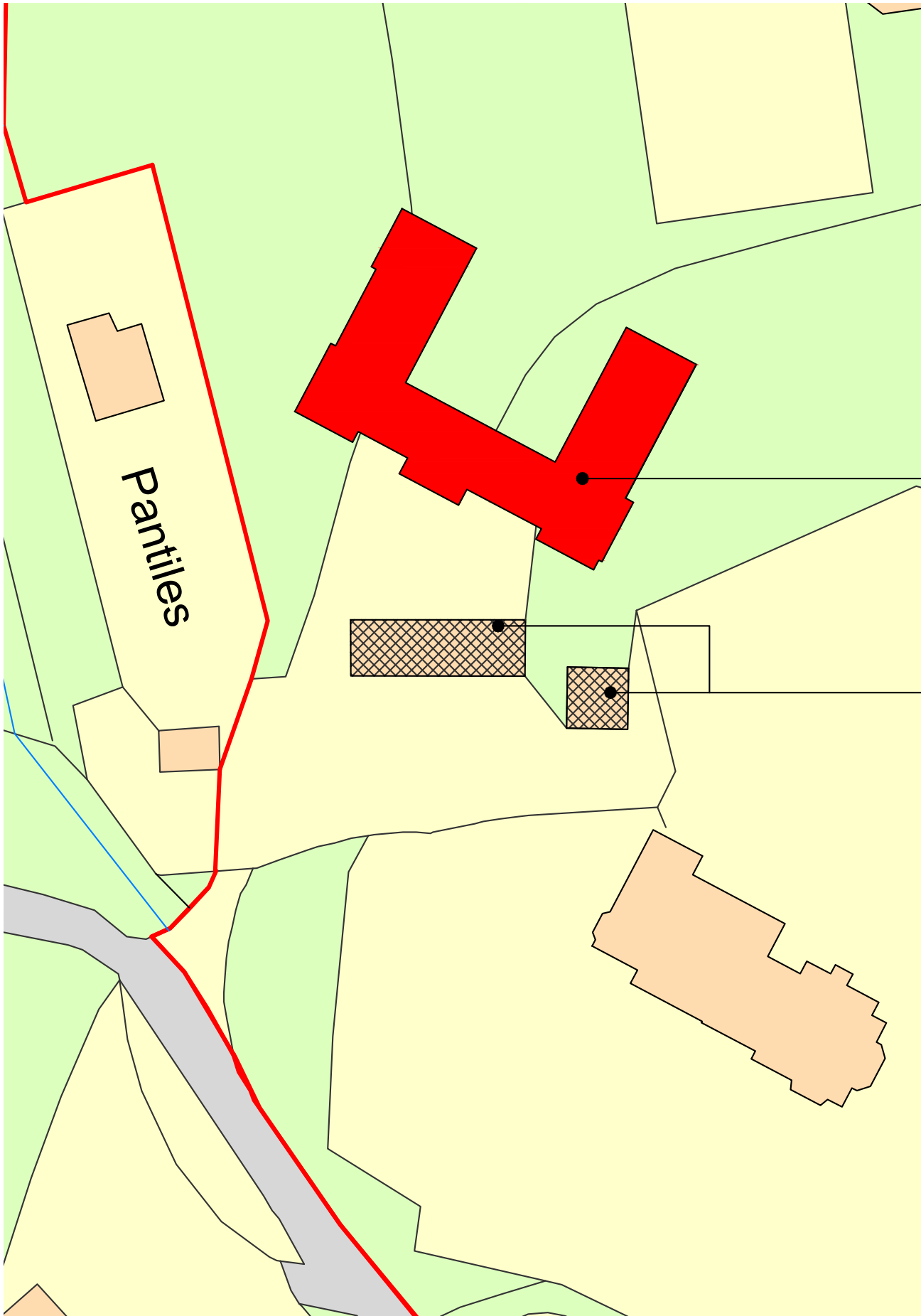
Planning permission for a coach house was previously granted on 4 August 2022 (Ref. No: DM/22/2079).

The granted works include the erection of a single storey outbuilding showcased in red.

There is an existing 5 bay garage that would be demolished as part of the works, however no consent is required for the removal of this building.

The permitted outbuilding is located to the north of the dwelling in the rear garden of the property. There is an existing area of hard surfacing that includes three existing outbuildings, with one of these to be demolished prior to commence on the new building.

The permitted outbuilding follows a C-Shaped footprint and would be located at the far side of an area of hardstanding and to the south west of the tennis court.



Previously permitted coach house
Total footprint: 345m2

Existing outbuilding to be demolished
Total footprint: 94m2

Permitted Site Plan



1.0 Previously Permitted Development

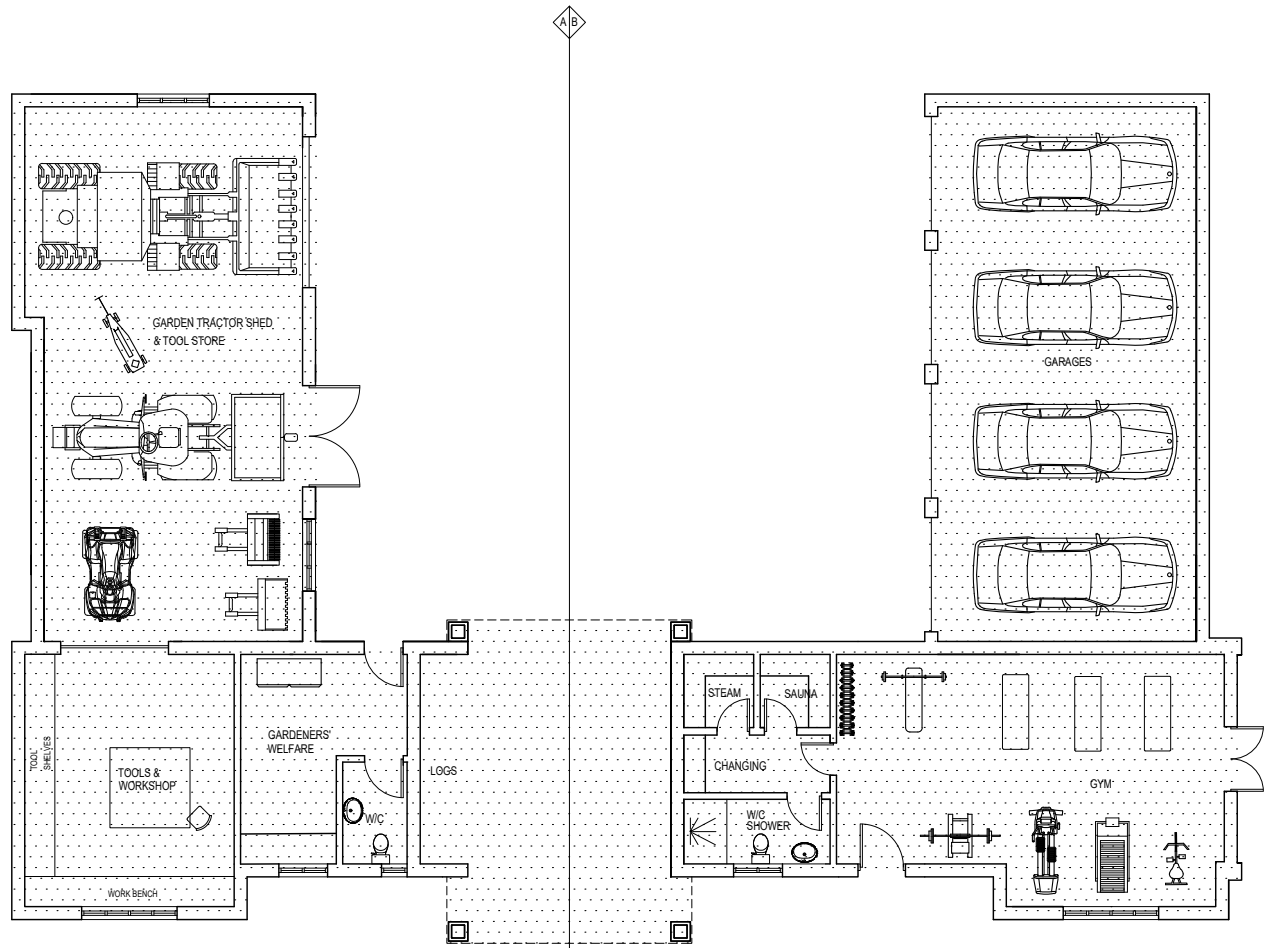
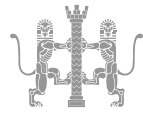
1.4 Permitted Floor Plans

The adjacent floor plans illustrate the floor arrangements for the previously permitted development.

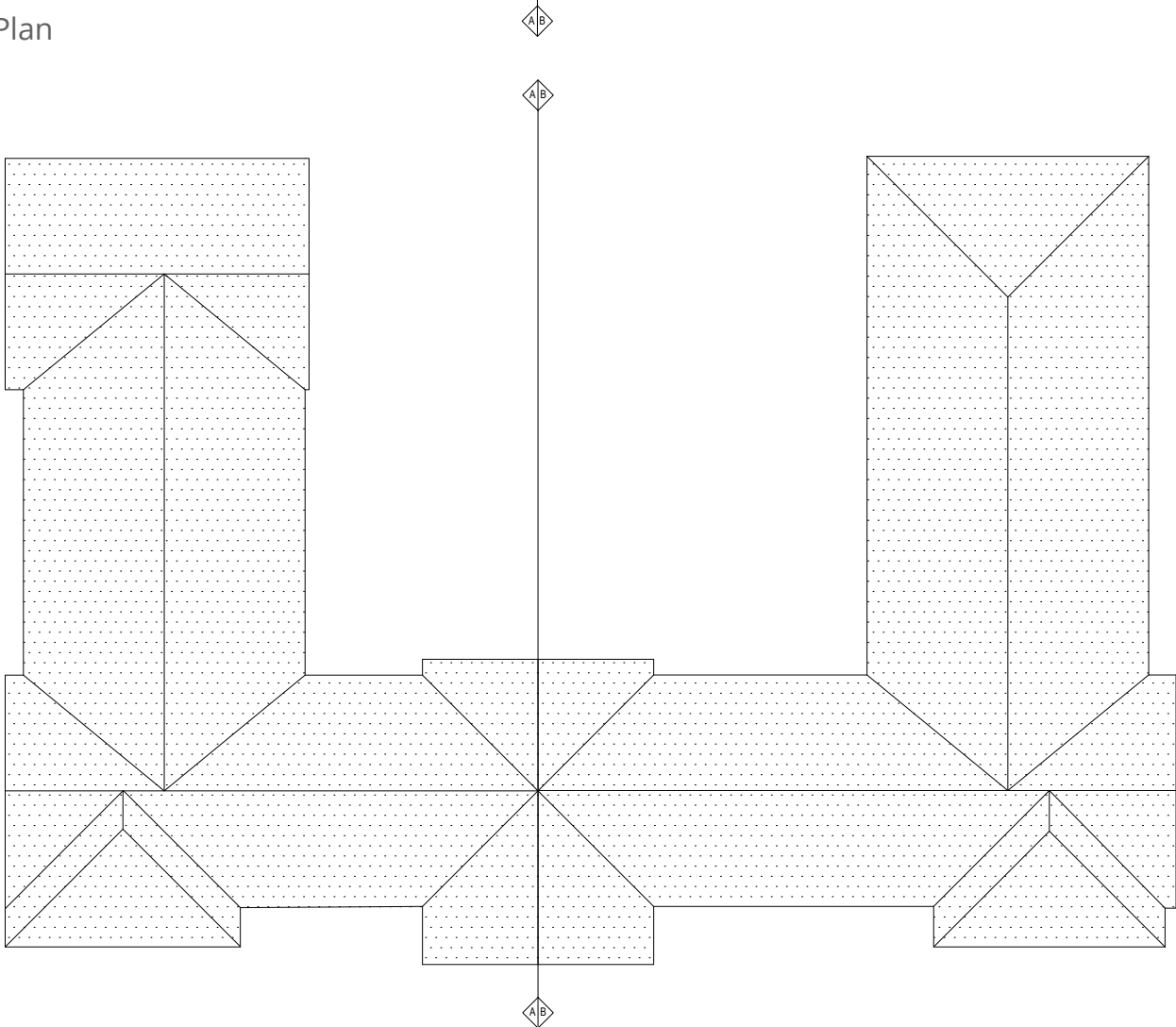
The previous permitted floor plans provided a larger floor space for leisure activities on the eastern wing. These include a gym, steam, sauna and other functionality rooms such as a 4 space enclosed garage.

The western wing includes more functional spaces to include a maintenance/repair workshop and garden tools shed.

An exterior walkway runs centrally through the building, connecting the rear courtyard and front driveway, big enough for a vehicle to drive through and would be use as a log-store.



Permitted Ground Floor Plan



Permitted Roof Plan

1.0 Previously Permitted Development

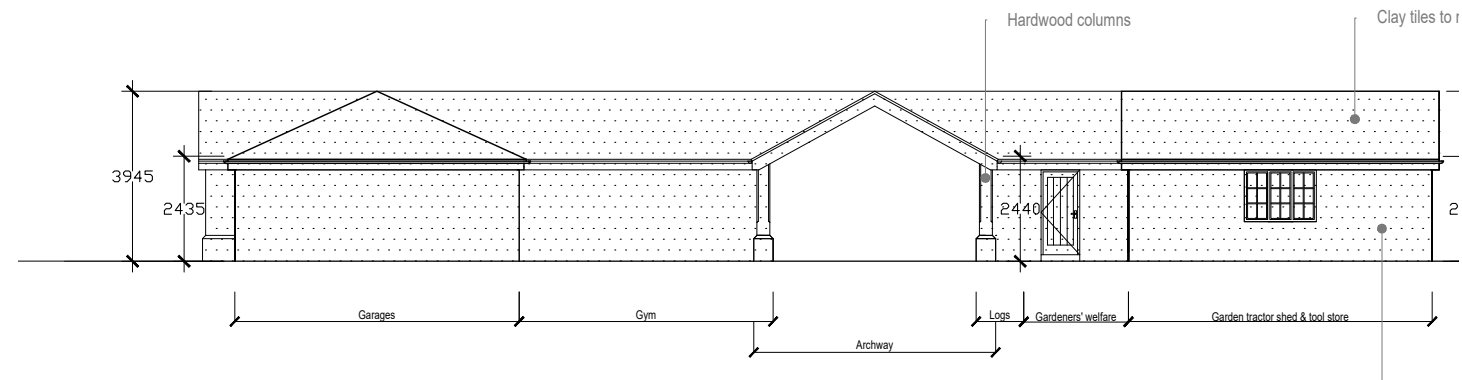
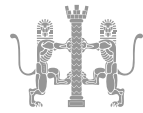
1.5 Permitted Elevations

The adjacent elevations showcase the size and scale of the previously permitted coach house.

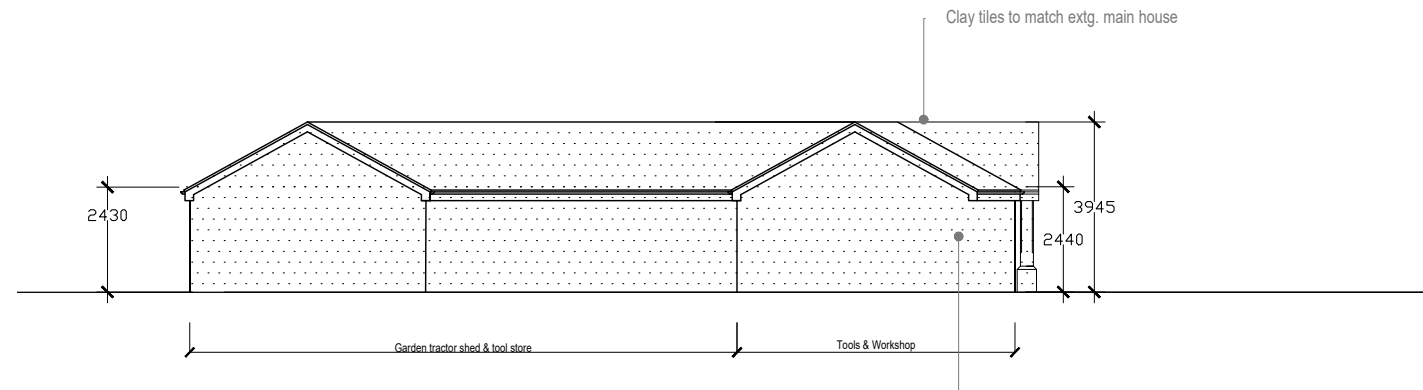
The permitted coach house would be a single storey and have an eaves height of some 2.44m and an overall ridge height of some 3.94m, with a pitched and hipped roof.

The pitched roof is constructed with tiles to match the existing main property which is situated on the site.

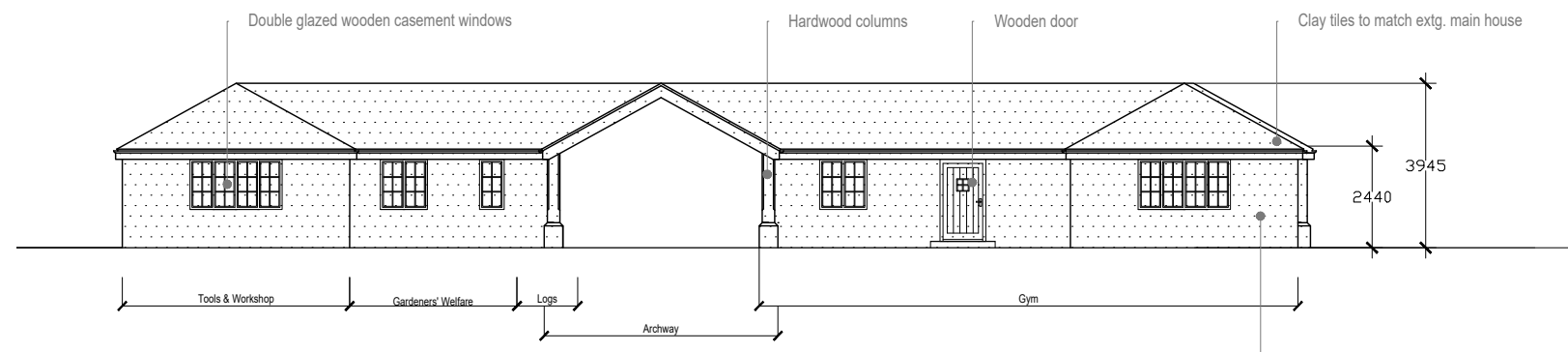
All fenestration has been previously proposed to be constructed in timber with double glazed wooden casement windows on the south western and north eastern facades.



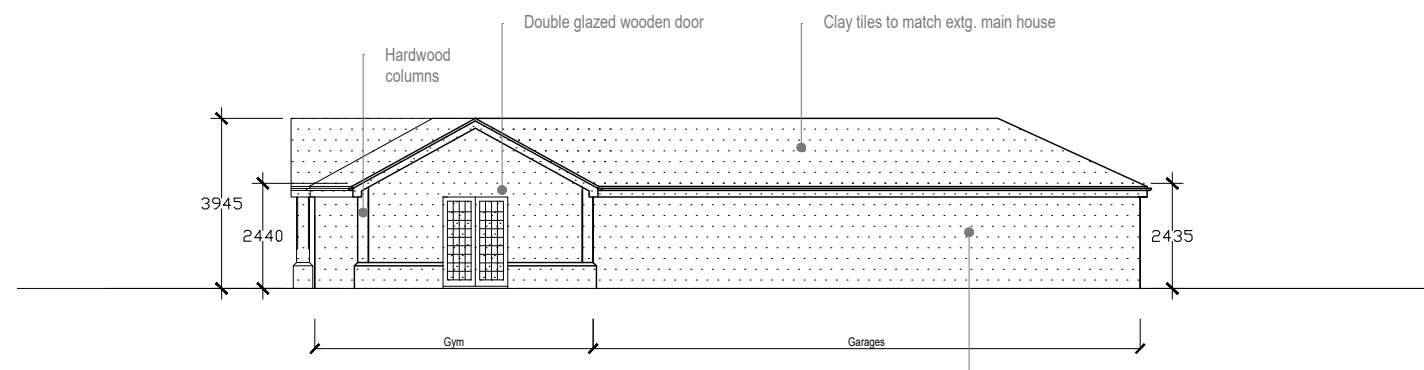
North Eastern Elevation



North Western Elevation



South Western Elevation



South Eastern Elevation





2.0 The Proposal

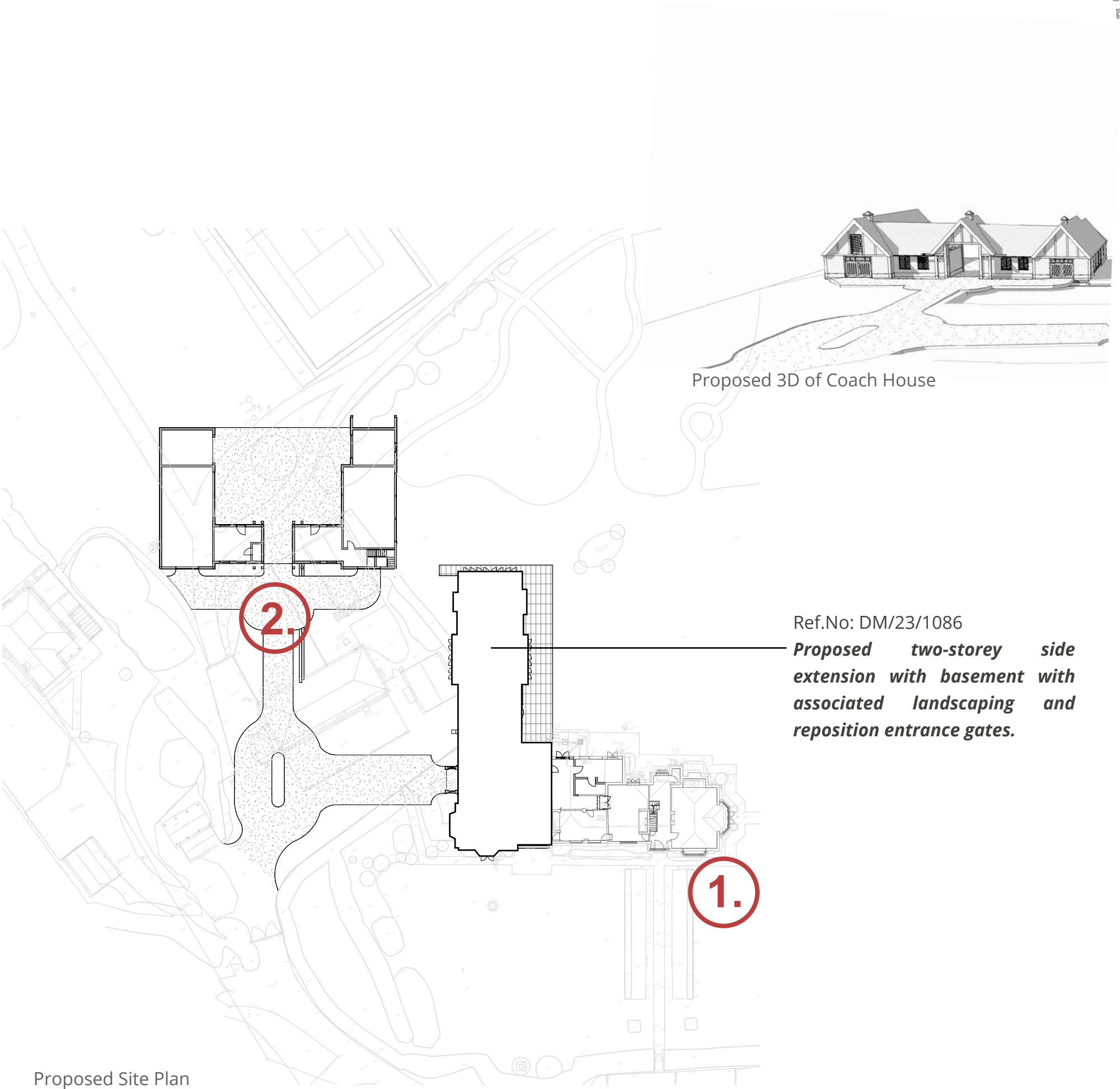
2.0 The Proposal

2.1 Proposed Site Plan

The proposed site plan illustrates the dimensions of the coach house (2.) in relation to the existing building (1.).

The scale of the proposal has been thoughtfully positioned to optimize natural sunlight and capitalize on the scenic landscape across the site.

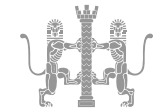
The 3D model provides a clearer representation of the size and scale of the existing and proposed buildings, as well as illustrating the relationships between all buildings and how they interact and complement each other within the site's layout.



Ref.No: DM/23/1086

Proposed two-storey side extension with basement with associated landscaping and reposition entrance gates.

Proposed Site Plan



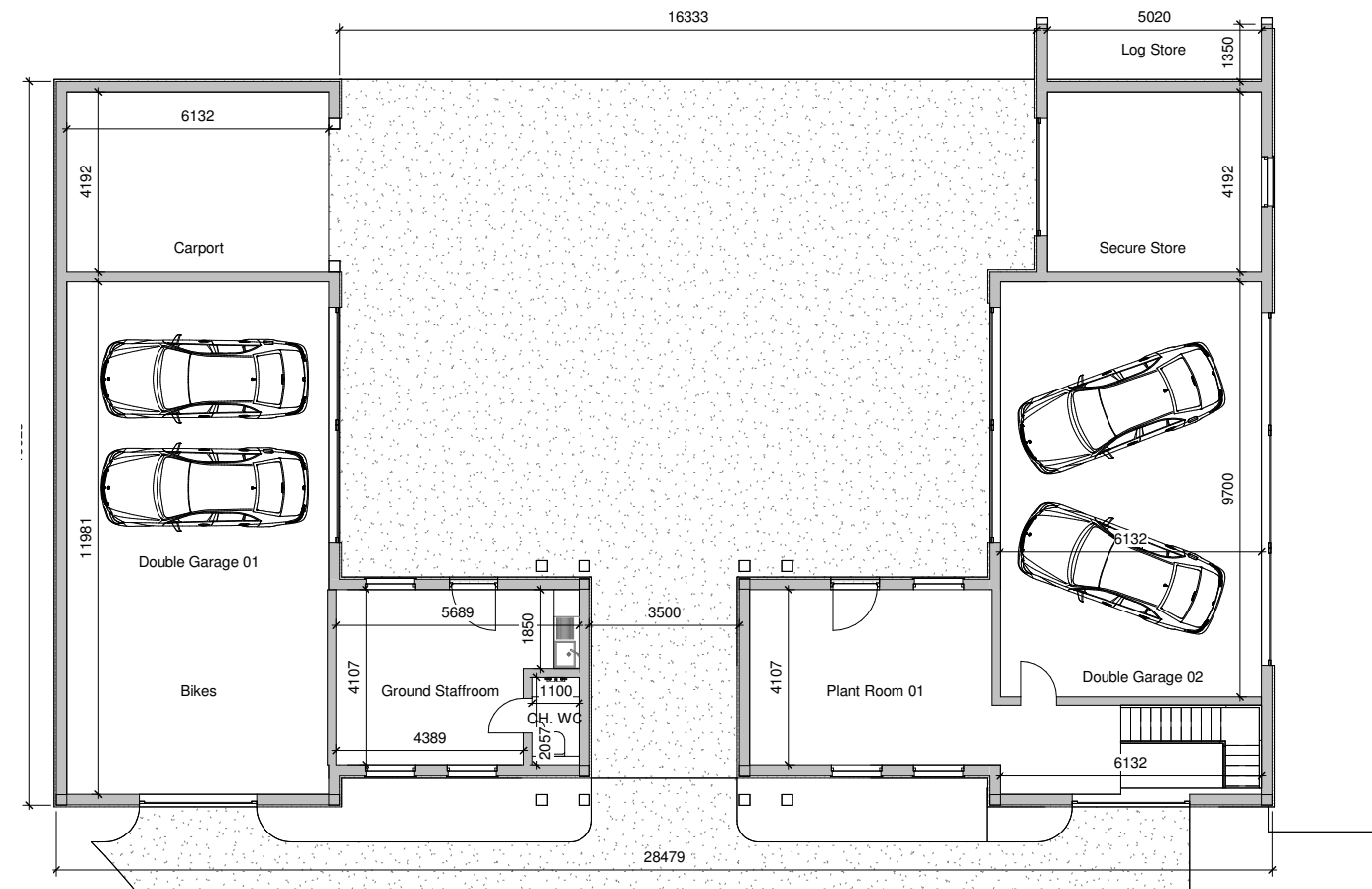
2.0 The Proposal

2.2 Proposed Floor Plans

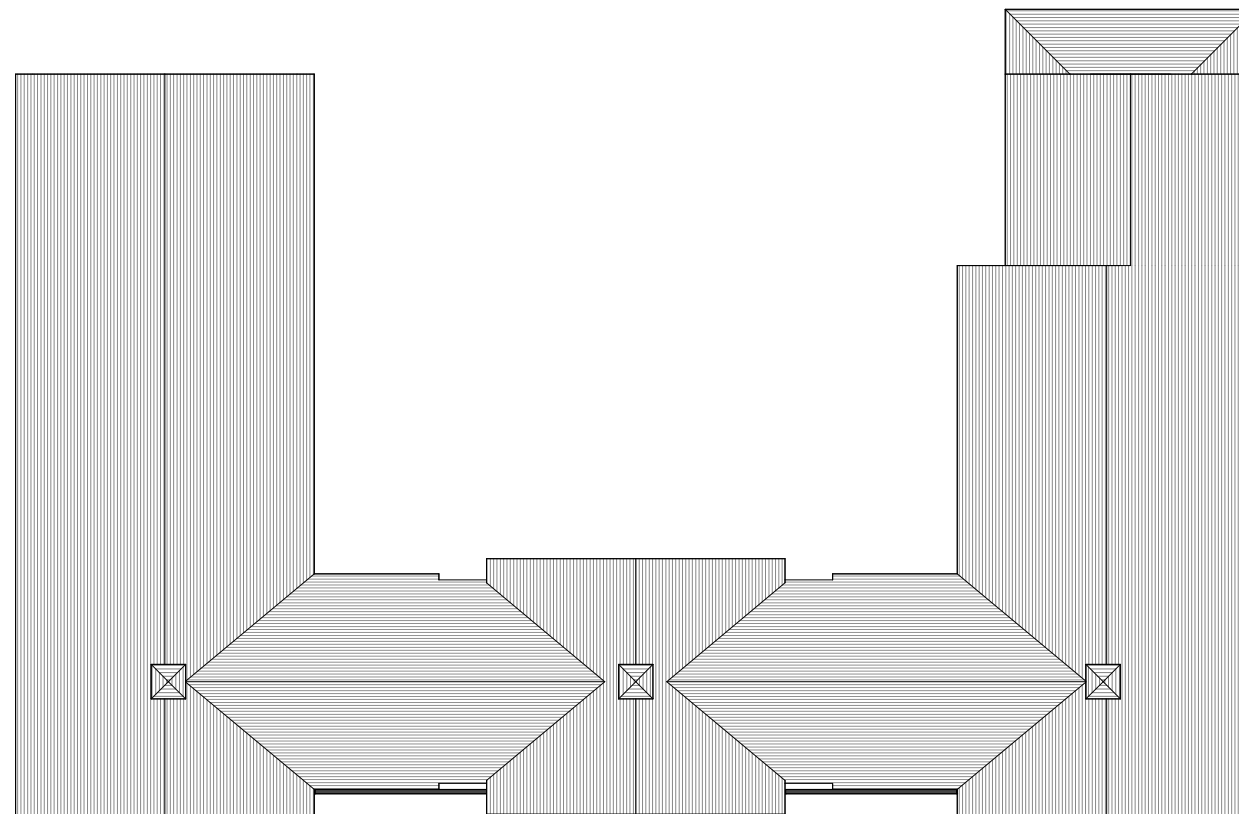
The adjacent floor plans illustrate the proposed design updates for the coach house.

The proposed coach house is a single storey building, which accommodates spaces that support the functionality of the main existing house. These spaces include the 2 double garages, security room, carport, ground staff room and plant. There is a internal staircase providing access to the basement of proposed granted extension to the main existing house (Ref No: DM/23/1086).

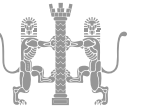
An exterior walkway runs through the center of the building, providing access between the front drive way and central courtyard.



Proposed Ground Floor Plan



Proposed Roof Plan



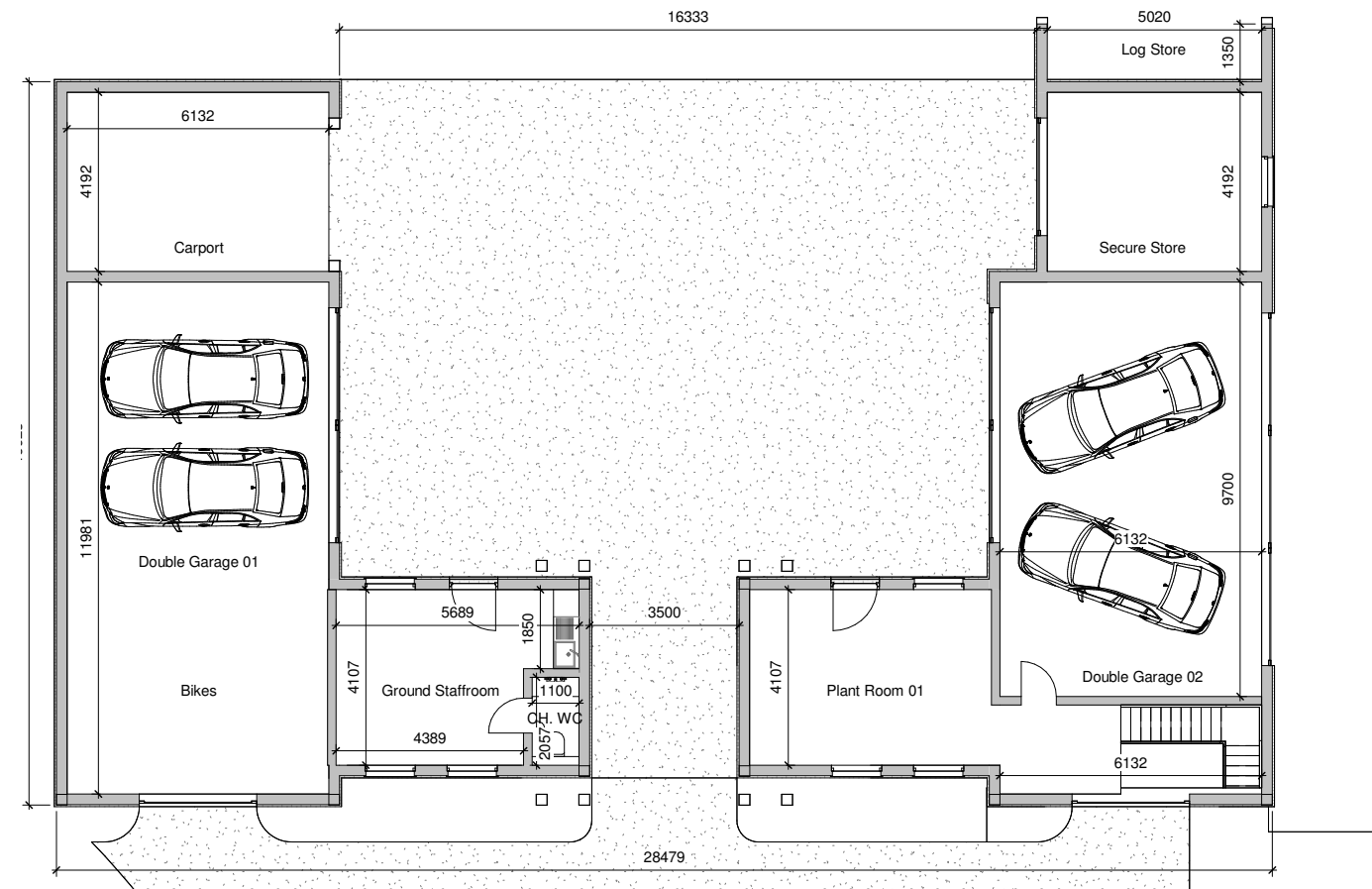
2.0 The Proposal

2.3 Floor Plan Comparison

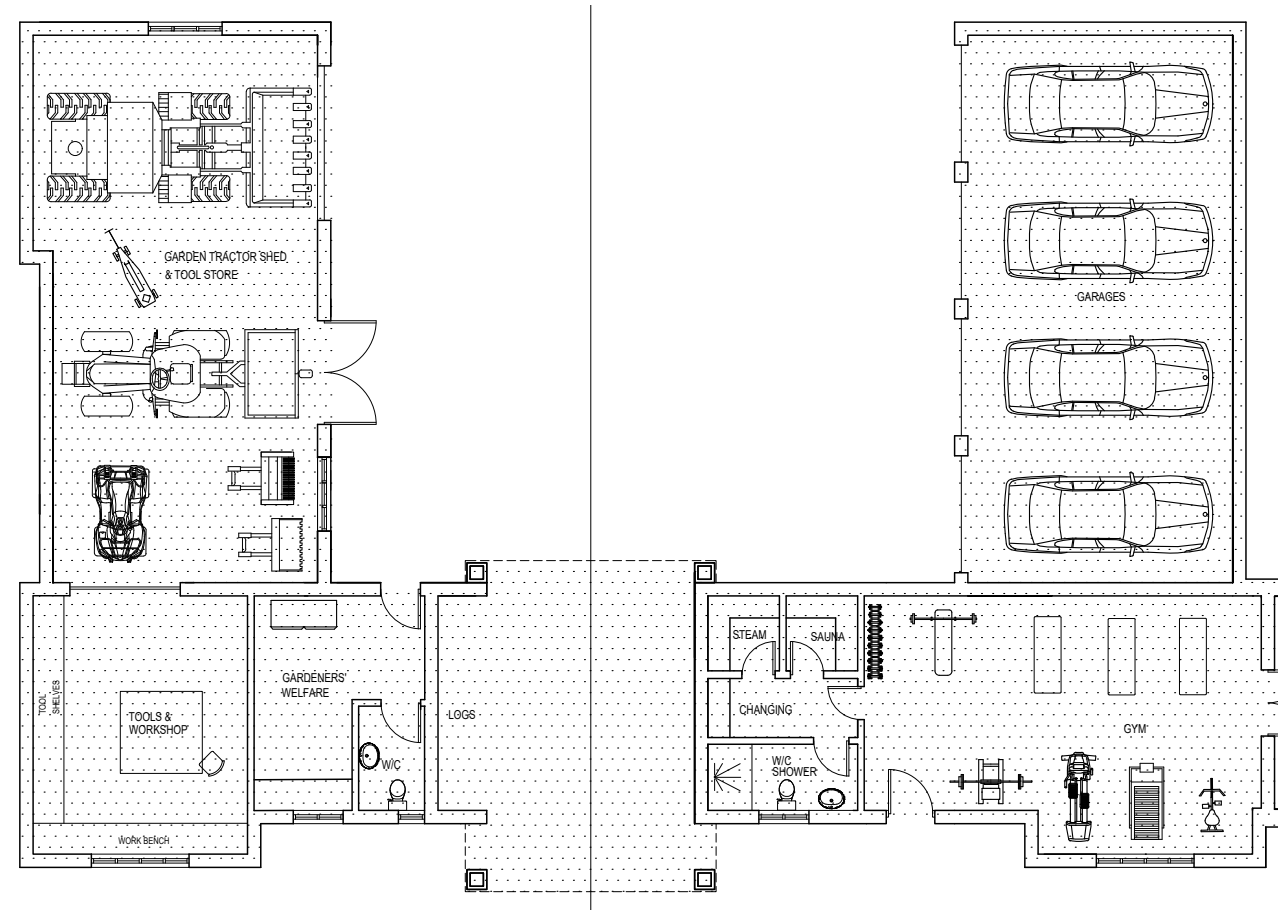
The previous permitted floor plan provided a larger floor space for leisure activities such as gym, steam, sauna and other functionality rooms such as a workshop, garage and garden shed.

The proposed coach house has marginally reduced in scale. It accommodates spaces that support the functionality of the main existing house. These spaces include the 2 double garages, security room, carport, ground staff room and plant. Both designs incorporate 4 internal parking bays.

Both the permitted and the proposed floor plans follow the same C-shaped form and are located in the same location on site.



Proposed Ground Floor Plan



Permitted Ground Floor Plan





2.0 The Proposal

2.4 Proposed Elevations

The proposed coach house seeks to mimic the architectural form of the main existing Arts and Crafts building, characterized by expansive pitched gable end roofs, decorative columns, and generously proportioned timber framed openings.

The design incorporates the use of hardwood columns and timber facades to tie the building in with the main house. Double glazed wooden casement windows are proposed for the coach house, with clay roof tiles to match the existing building.

The overall proposal is designed to compliment the existing main building. The form and scale of the proposal has been thoughtfully positioned to optimize views across the site.

The materials include a red brick footing at ground level with the main structure of the building being timber. The pitched gable-end roof is constructed with grey clay tiles and features decorative clocks designed to match the existing house.

Form and fenestration have been carefully proportioned to reflect the Arts and Crafts style. The focal point of the proposal features a pitched exterior walkway framed with hardwood pillars, leading through the center of the building, connecting both wings.



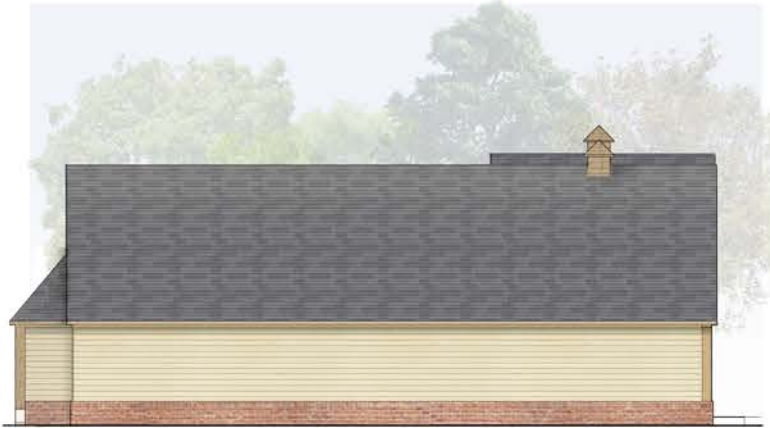
Proposed South Western Elevation



Proposed South Eastern Elevation



Proposed North Eastern Elevation



Proposed North Western Elevation

A large, stylized letter 'W' composed of horizontal lines, serving as a background for the title.

Conclusion

Conclusion

In conclusion, the proposed design aims to embody and enhance the timeless Arts and Crafts architectural style of the existing main house.

With its distinctive pitched gable end roofs, decorative tower clocks, and grand openings, the coach house harmoniously complements the existing building on the site.

We believe this cohesive design approach rationalises and improves the existing building whilst the coach house contributes a valuable architectural addition to the site, providing the client with the additional living space they desire.



Artist Impression



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