

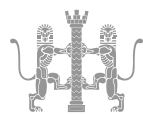


DESIGN AND ACCESS STATEMENT

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

WOLFF ARCHITECTS





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Wolff Architects Ltd have prepared this statement in support of a planning application of the pool 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	22.07.24	PL	Planning Application DAS	JF	EW





1.0 Site Analysis



1.0 Site Analysis

1.2 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 Site Analysis

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 Site Analysis

1.3 Existing Site Plan

The existing site plans illustrates the condition of the existing site.

The main property (1.) sits somewhat centrally on the site, facing the south west. There are numerous outbuildings scattered around the site. Additionally, the site features a garden area and a waterfall situated along the southeastern boundary, enhancing the landscape’s natural beauty.

There is an existing outbuilding (2.) located within the location of the proposed pool house, this is placed by the eastern boundary line.



Existing Site Plan



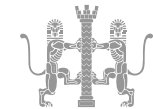
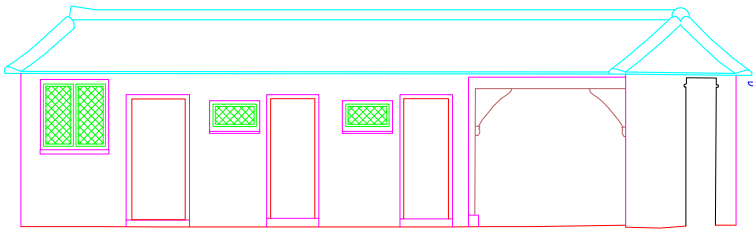
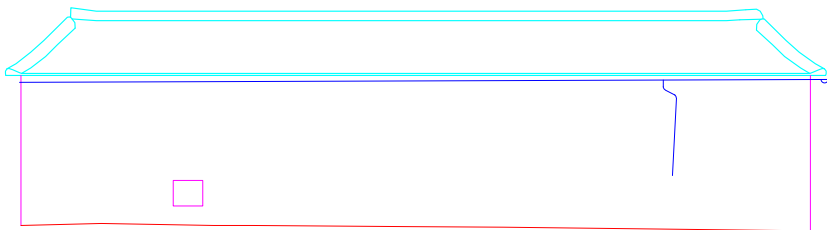
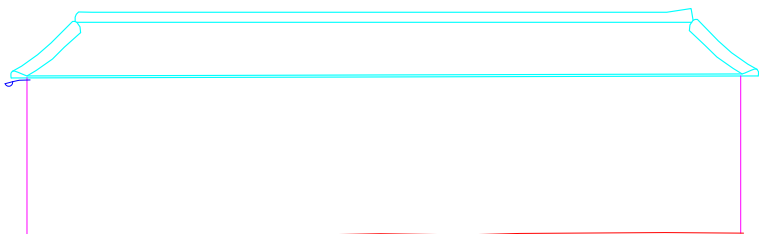
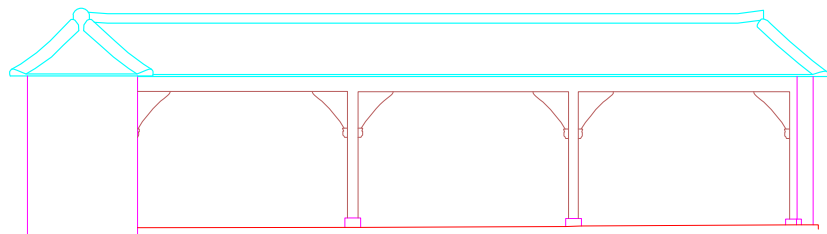
1.0 Site Analysis

1.4 Existing Outbuilding Drawings

The adjacent floor plans and elevation drawings provide a comprehensive illustration of the existing outbuilding on site, which is currently situated where the proposed pool house will be located.

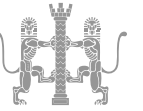
The previous outbuilding was primarily used for storage as shown on the existing floor plan. The form and structure of the existing outbuilding reflects the arts and crafts movement which inspired the design of the main property on the site.

The design is characterised by pitched roofs, with hardwood timber pillars forming the main structure of the building. There is numerous doors, 3 windows, including one casement style window, on the south western elevation.





2.0 The Proposal



2.0 The Proposal

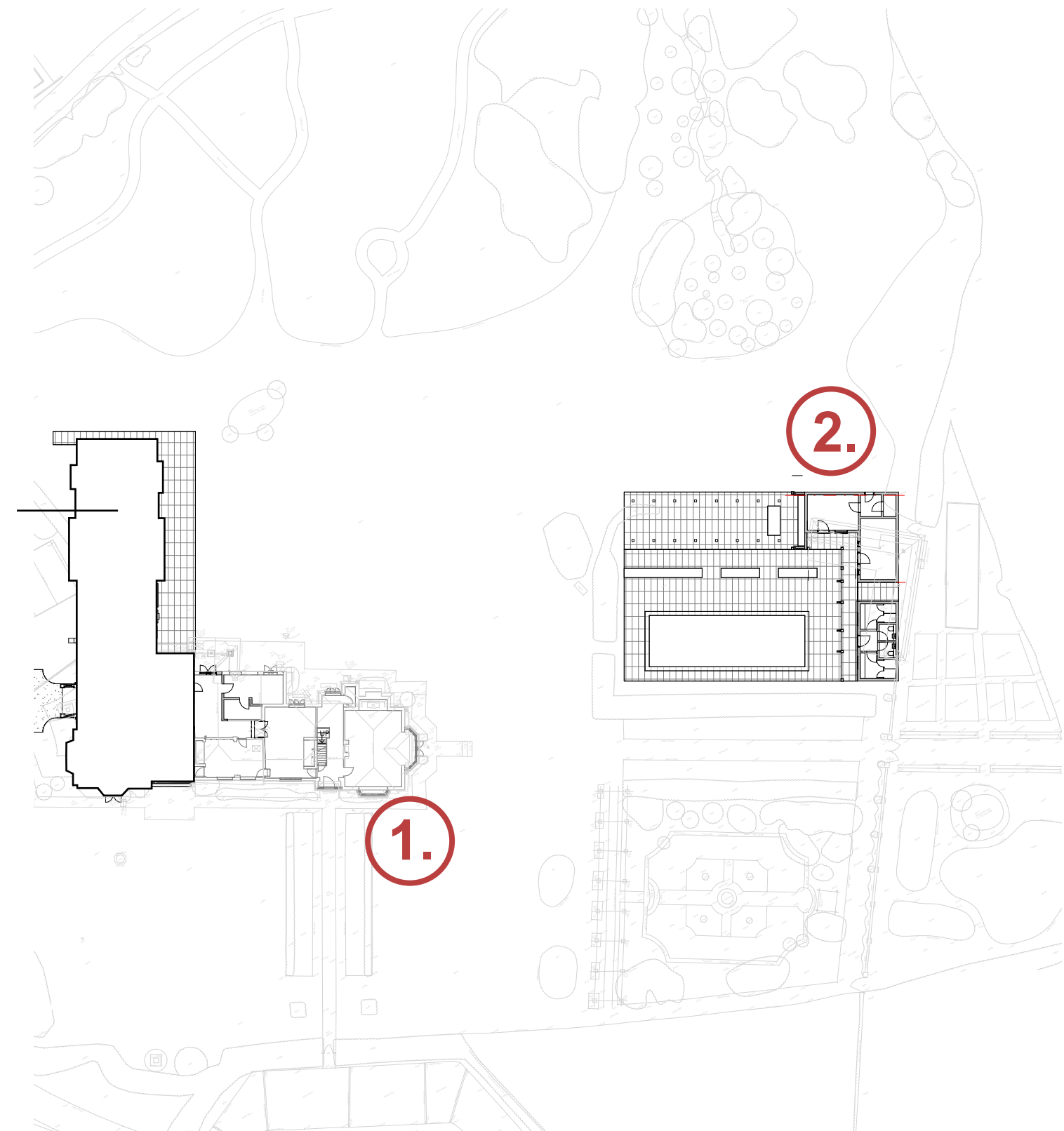
2.1 Proposed Site Plan

The proposed site plan illustrates the dimensions of the pool 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.

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



Proposed Site Plan

2.0 The Proposal

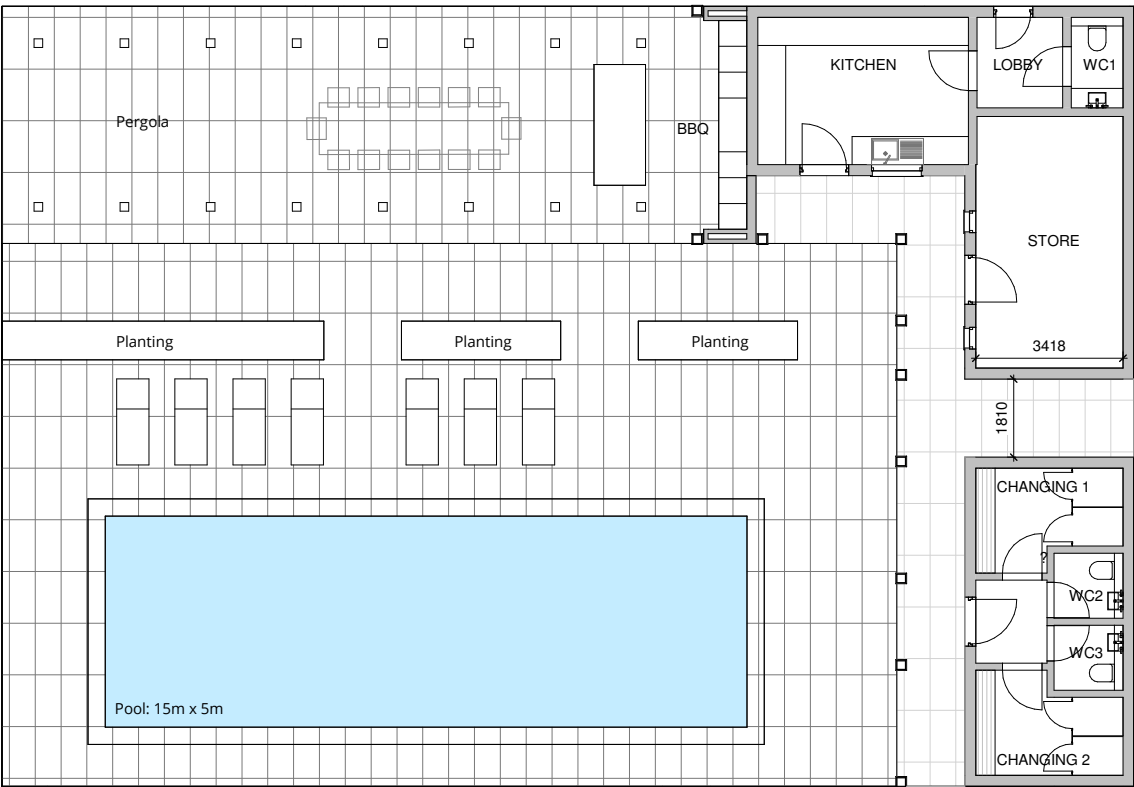
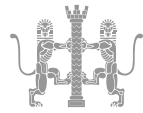
2.2 Proposed Floor Plans

The adjacent floor plans illustrate the proposed design for the pool house.

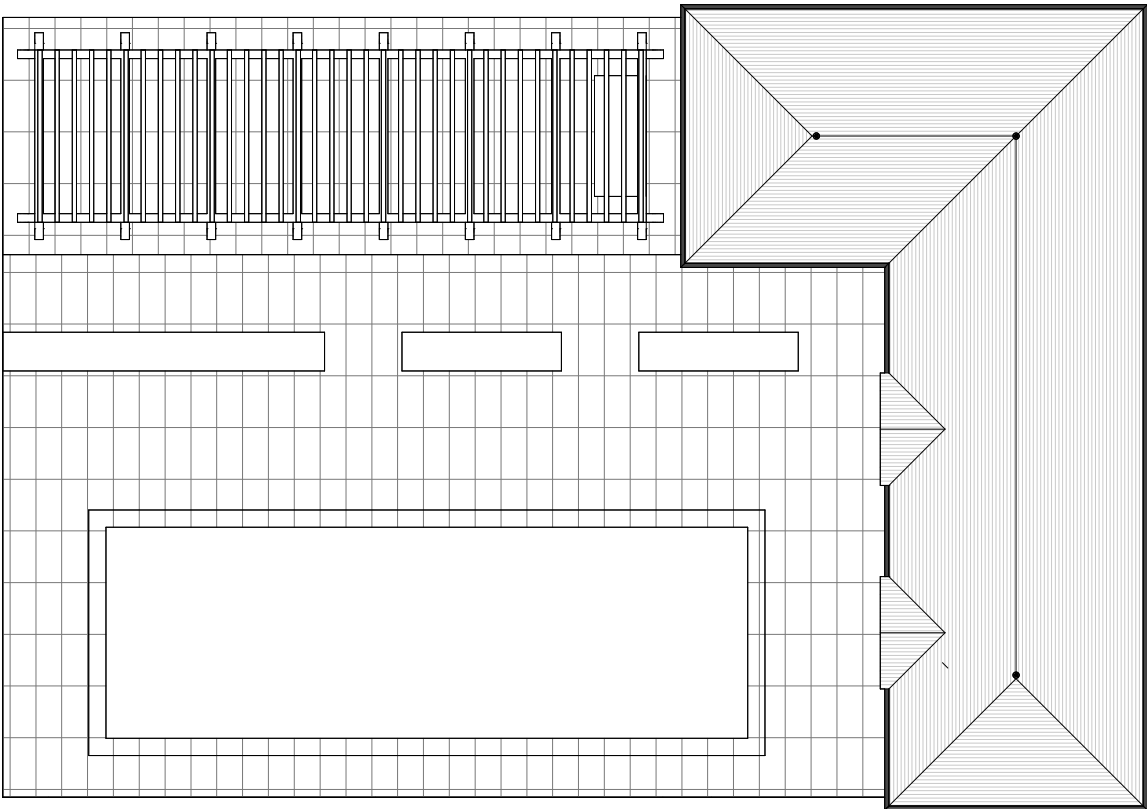
The proposed pool house is a single storey building, which includes a kitchen, WC, store, and changing facilities.

An exterior walkway runs through the center of the building, granting access to the garden area at the rear. At the front of the pool house, there is a pool and lounge area adjacent to a pergola and BBQ space, designed for outdoor dining.

The proposed roof plan is inspired by the arts and crafts period, with pitched hip roofs.



Proposed Ground Floor Plan



Proposed Roof Plan





2.0 The Proposal

2.3 Proposed Elevations

The proposed pool 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 that frame the entrance porch, portico and windows. Double glazed wooden casement framed windows are placed on both the southern and western facades. The pitched hipped roof is constructed with grey clay tiles and features metal spires at the pitches.

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.

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.



Proposed Northern Elevation



Proposed Eastern Elevation



Proposed Southern Elevation



Proposed Western Elevation

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

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 spires, and hardwood timber openings, the pool house has been designed to 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.





Wolff Architects Limited trading as Wolff Architects
Registered in England No. 5113405 Registered Office 16 Lambton Place, London, W11 2SH