

Design & Access Statement

Coach House

Patsalls

Pudding Lane

Chigwell

IG7 6BY



Prepared by

BB PARTNERSHIP LTD
CHARTERED ARCHITECTS

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1.0 Introduction

This Design and Access Statement has been prepared by BB Partnership Ltd to accompany the Full Planning and Listed Building Consent applications for Coach House, Patsalls, Pudding Lane, Chigwell, IG7 6BY.

The applications are for the replacement of the existing Coach House with a new residential house, located slightly further east on the site compared to its existing location.

We aim to retain the open quality of the site by implementing sufficient space around each of the proposed buildings and respecting the rural character of the context as well as its location within the Metropolitan Green Belt.

The proposals also include the creation of a new access road/driveway, connecting the new proposed house to the public highway (Pudding Lane) via an existing entrance gate.

2.0 The Existing Site

2.1 Summary of Existing Site

The site is located North-East to the town of Chigwell, on the northern side of Pudding Lane.

Existing buildings on the site include the main house, Patsalls (the site's namesake), which is a Grade II Listed mediaeval hall house, the Coach House and a smaller ancillary building referred to as the Stable. The Coach House and the Stable are not listed in their own merit, nor are they detailed in the original listing of the main house, but they were historically a part of the same curtilage.

In March 2019 a Lawful Development Certificate was issued recognising the Coach House as an independent residence and therefore of its own independent curtilage. The Stable is still a part of the original curtilage and is currently utilised for storage in lieu of its original agricultural use.

Patsalls was first listed by Historic England on the 14th of April 1982 and is assigned the list entry number 1165461.

The site is within the boundary of the Metropolitan Green Belt, which is characterised by swathes of open, green land.

The current condition of the Coach House is fair, with much of the external finishing and most windows having been installed in the 1980s, when the building underwent significant works along with the main house.



Figure 1: Google Maps birds-eye view of site

2.2 Images of Existing Site



3.0 Proposal

3.1 Proposal Summary

The proposal includes the demolition of the existing Coach House and Stable, and the subsequent construction of a new residential house located slightly further east on the site. The proposed house is comprised of two storeys and contains 4 bedrooms.

The topography of the site slopes in an approximately downwards direction toward the street. Therefore, we determined the positioning of the house to allow it to fit into the contours of the site and integrate with the sloped form of the ground.

Access to the site is proposed via a driveway that connects to the existing gate fronting Pudding Lane. This will introduce a new independent means of access for the new house, as at present the Coach House shares access with the main house via the main gate. Independent access will improve privacy for both the residents of the Coach House and the main house, along with the increased separation distance between the two buildings.

3.2 Design Principles

In terms of scale, the design is low lying and placed appropriately to integrate in with the sloped contours of the ground. Though larger in internal area than the existing Coach House, the volume will not be significantly larger, as it will back onto a rising slope, thus not obscuring any further views behind it and keeping much of its volume underground.

The design of the proposal is contemporary in style. We decided to produce a design which reflects its context through the proposed palette of materials used, while being more contemporary in form. This will offer a connection to materials present in the Main House, allowing a building to be built that is contemporary in design and function, but referential of the natural and historic fabric of its context. The exterior of the building is clad primarily in render and timber, in reference to the existing main house. A green roof is also proposed within the design, which helps to further integrate the building into the rolling hills within which it is positioned. Retaining walls are included within the hard landscaping scheme, to provide sufficient daylight to the lower ground floor. These will be built out of a natural stone, further establishing a relationship with the surrounding materials of the site.

Relocating the building further east on the site would give the Main House a greater amount of space around it, allowing a sensitively designed landscaping scheme to be implemented in the newly created open space. This increased open space is appropriate to the rural character of the site and in line with the site's location within the Metropolitan Green Belt. The impact of the contemporary new building on the historic main house will be limited due to the increased distance between the two. This distance will weaken the visual relationship between the buildings.

The Coach House is in residential use at present and has been for many years. As it was not originally built or designed to be used as a dwelling, the living space it contains is restrictive and not ideal for the purposes of a modern home. We wish to improve the quality of space available to the residents of the site by introducing a modern, more spacious house to the Patsalls Estate. At present, the existing Coach House is small and does not provide sufficient space for the purposes of a modern home. The main house has been extended several times throughout its lifespan and has gradually grown from a traditional mediaeval hall house into a large family home. The Coach House does not hold the same potential to adapt, as it was originally built as an ancillary space to the main house, and is simply not large enough to accommodate the requirements of a modern home.

As the site is located within a rural setting, we are not proposing any external lighting so not to interfere with existing local ecology.

3.3 Scale

With the site being located within the Metropolitan Green Belt, openness is key to the overall character of the area. Our proposal is mindful of this, as we have attempted to keep the volume and height of the scheme appropriate to the site.

Details of the dimensions for the proposed and existing buildings are listed below. All dimensions are approximate:

Existing Volumes:

Coach House Volume: 755m³

Stable Volume: 260m³

Total Volume: 1015m³

Proposed Volumes:

Overground Volume: 1295m³

Underground Volume: 1505m³

Total Volume: 2800m³

Increase in volume (Overground): 27.5%

Existing Areas:

Coach House Footprint: 110.10m²

Stable Footprint: 68.36m²

Combined Footprints: 178.42m²

Coach House Ground Floor GIA: 102.56m²

Coach House First Floor GIA: 85.16m²

Coach House Total GIA: 187.72m²

Stable GIA: 60.90m²

Proposed Areas:

Footprint: 536.8m²

Lower Ground Floor GIA: 445.5m²

Ground Floor GIA: 256.4m²

Total GIA: 701.9m²

3.4 Layout and Design

The entrance to the building is located on the Lower Ground Floor, with the majority of habitable rooms located on the Ground Floor. This is chiefly due to the amount of daylight available at Ground Level compared to Lower Ground.

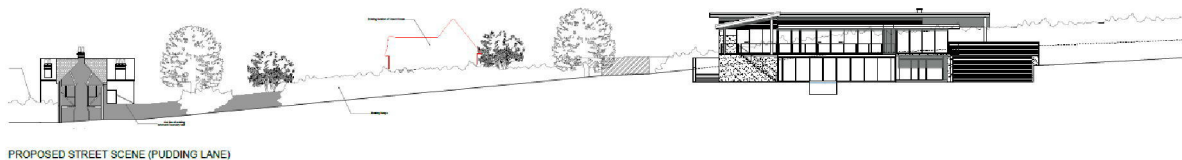
The ground floor comprises two of the four bedrooms in the building. The Living Room, Kitchen and Dining area are all located at this level also. There is a large terrace that overlooks the grounds between the house and street.

3.5 Affordable Housing

Our scheme does not include any affordable housing, as it is well below the threshold outlined in the Local Plan. We are proposing a single replacement dwelling, which is less than 1000m² in area. The provision of affordable housing only needs to be considered when a development includes 11+ units, or when 1000m²+ of residential floorspace is proposed.

3.6 Streetscape and Context

Below is a streetscape elevation of the site as viewed from Pudding Lane.



A digital 3D model for the house was prepared alongside the drawings. Rendered images of this are included below.



4.0 Planning History and Relevant Policy

4.1 Planning History

There have been several planning applications submitted for the site in recent years. Most of these applications are for Listed Building Consent to carry out maintenance works on the historic main house.

We have previously received pre-application advice in November 2017, from Senior Planning Officer Jonathan Doe. The reference number for this advice is EF\2017\ENQ\01051.

In March 2019, A Lawful Development Certificate was issued recognising the Coach House as an independent dwelling from the main house. Prior to this, all applications were made for the main house.

4.2 Planning Policy

We looked at various relevant policies throughout the design development process.

Green Belt

As the site is located within the Metropolitan Green Belt, our scheme aims to respect the character of both the immediate context and wider surrounding area. The Green Belt is defined by its openness, which is something we have remained mindful of throughout our design.

The National Planning Policy Framework (NPPF) section 13 details policy related to the protection of Green Belt land and defines whether a proposal within it would be considered appropriate. Paragraph 145 of the document refers to this directly, defining exceptions to otherwise 'inappropriate development'. Point d) details one of these exceptions:

'...d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces...'

The Coach House is currently under residential use, with the new development being proposed as a replacement dwelling.

Ample open space is proposed between each of the buildings, which would improve views of the open rural fields beyond the curtilage of the grounds. Our proposal intends to make the site visually more open from the street, therefore improving the outlook from the public highway onto the Green Belt.

There is a marginal increase in volume as part of the proposal, with the above-ground volume increasing by approximately 27.5%, but we have taken measures in our design to limit the impact that the proposal will have on the wider context, through carefully considered siting and a low-lying design. This should make the overall impact the building has on the Green Belt negligible.

Listed Status

The listed status of the main house at Patsalls has also been a key consideration for us throughout the design process, as we are aware that changes to the setting of a listed building or heritage asset could be regarded as detrimental to the character of the site.

We put forward that our design improves the level of privacy for the residents, by increasing the separation distance between the main house and other buildings on the site. Both residential buildings

on the grounds currently share an entrance courtyard. Replacing the existing Coach House with a dwelling situated slightly further east on the site will create a larger space between them, offering the opportunity to introduce appropriate landscaping and greater privacy. The proposed new driveway will also allow the residents of the new house an independent entrance versus currently sharing access with the main house.

We have commissioned a Heritage Statement which has been completed by Lucy Jarvis of The Heritage Collective. This statement appraises the site and the potential impact our proposal will have. Please find this included alongside the application.

5.0 Access

The proposed development will utilise the existing access gate into the site but create a new driveway that connects to the proposed house.

There will be ample parking space across the site, with three internal spaces proposed within the garage, and an additional 2 visitor spaces included outside of the garage on the driveway.

Lifetime Homes standards have been considered throughout the design of the scheme. The Lower Ground floor is directly accessible from the driveway and contains three permanent bedrooms (with connecting en-suites) at this level. There is a 150mm step up from ground level to the entrance of each of the house, however there is sufficient space to allow the installation of a ramp if necessary.

Fire egress has been carefully considered, with the circulation space offering smoke free escape from each of the buildings in the event of a fire. The stairways are protected and allow a direct means of escape once at Lower Ground floor level.

6.0 Summary and Conclusion

This proposal complies with all relevant policy and is consistent with the scale and materiality of the existing site and surrounding context. The design aims to be respectful of its location within the Metropolitan Green Belt, through its carefully considered location on the site and attempts to keep any increase in volume minimal. The context is referenced through the palette of materials used, with the intention of integrating with the existing Patsalls estate as much as possible.

In summary, the proposal aims to provide a new high-quality family sized unit on the site, which is contemporary in style and fit for the purpose of a modern family's lifestyle.

We have commissioned a series of supporting documents to accompany the application, including the following:

- Heritage Statement
- Ecology Survey
- Tree Survey
- Basement Impact Assessment
- Flood Risk Assessment with drainage details
- Contamination Survey

We hope that the following find you well and assist in your determination of this application. Thank you for reading this Design and Access Statement and we hope that you consider the application for approval.