DESIGN & ACCESS STATEMENT
&
HERITAGE STATEMENT

The Coach House

19th May 2010

LOCATION.

Reflections Nursery
The Coach house
54 Richmond Road,
Worthing,
West Sussex.
BN11 1PS

BOROUGH OF WORTHING
DEPOSITED 27.5.10
TP. REF. No.
WB/ 10 /0454/LBC

NATURE OF THE APPLICATION

The application is for change of use and for the associated physical changes to the building to

- **Storage only to first floor**
- **Ancillary use to main nursery for the ground floor summer house in conjunction with outside play times and for the area to be used as a quite area away from the main nursery for staff training sessions.**

(Retrospective Planning & Listed Building Application)

1 **AMOUNT**

In terms of use WB/03/01051/FULL allowed the change of use to child care nursery and the coach house was included within the application so would be associated with the use of the main building although it was indicated that the coach house was to be used as storage and covered cycle store.

The applicant wishes to use the coach house and has stated the following in terms of the use:-

"Here are my current thoughts re the coach house-
It is intended to utilise the coach house as an asset to the nursery. It would be intended to provide secure storage to the first floor area with the area being used for storage only of nursery records, supplies and equipment.
With respect to the ground floor in would be intended to use the area as ancillary to the main building providing a "summer house" in conjunction with outside play times and for the area to be used as a quite area away from the main nursery for staff training

sessions .

I realise that the above is dependent upon the current use category and the outcome of the submissions to be made to the Council in due course.
II would also note that until the planning issues are resolved the coach house will only function as a store."
Martin Pace (Reflections Director)

The property is Listed – grade two

The site area is 2950m^2

The existing ground floor footprint of the main building is 221 m^2.

The existing ground floor footprint of the coach house is 43m^2.

Given the relative size of the coach house and the relationship with the main house the proposed uses and associated works would be appropriate within the context and setting of the main building and the operation of Reflections so underlining the long term commitment to the building ensuring the building is used and cherished.

The proposed change of use to the coach house is to bring the coach house into a viable and sustainable use. The proposed use is as ancillary and an integral part of the main function and business of the main house.

Inadvertently works were carried out to the coach house and following contact from the Enforcement section of the Planning Department Reflections sought a meeting on site with Richard Small (Design & Conservation Architect) and the enforcement officer Claire Pink , (Senior Enforcement officer) to discuss the coach house (30th March 2010).
Following that meeting and representations to the Planning Department it was confirmed that there were no objections to the proposed use of the coach house subject to an application and the resolution of the matters related to the works that had been carried out.
Hence, this application to formally request change of use and to resolve the matters re the works that have been carried out.

The object of this application is also to remove the un acceptable materials and detailing and to seek approval for the works in a sympathetic style in relation to the physical opening in the external facades of the coach house.

Essentially the external fabric of the coach house is proposed to remain as existing with essentially only the window and side door being renewed in timber with a glazed screen being positioned behind the existing main coach house access doors.

The proposed has been assessed in terms of the site and in terms of the impact on the main house.
The proposed would relate sympathetically with the existing built environment and in the context of the setting of the listed building.
Due to the distance from the main house the impact of the proposed works would have very limited visual impact on the main building.

One would trust that there would be support for the proposed use as this would be positive in ensuring the building is put to use and would be well looked after and that any future repairs and remedial works are swiftly attended too.

See photograph below showing the coach house



See photograph below showing the coach house as viewed from the main house

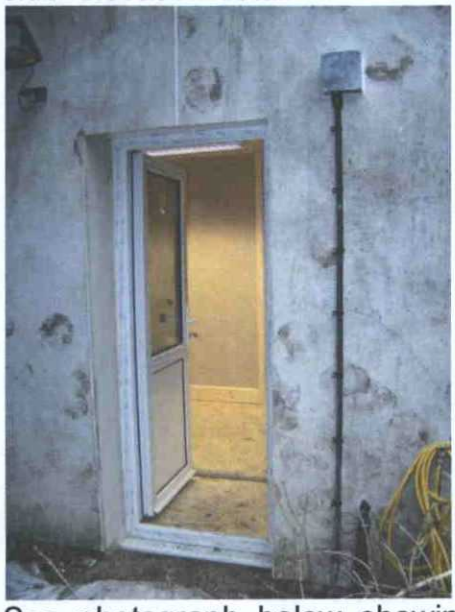


See photograph below showing the coach house front elevation





See photograph below showing the coach house side elevation detail



See photograph below showing the coach ground floor



The proposed works are as follows ;

- Provision of window to side elevation, for the window to be replaced with timber glazed inward opening casement to current opening

- Provision of new personnel door- for the door to be replaced with timber door part glazed to current opening

- for the patio doors and surrounding infill door to be removed to profile of original opening and replaced with timber frame with fixed glazing and glazed door so filling the current opening

- Exterior lighting- for the lights to be removed and replaced with one exterior light of a traditional design, on a movement sensor positioned to the leading corner

- Provision of services to the coach house- the services to be retained with the electrical feed being brought directly within the unit.

- Provision of internal lining and staircase- to be retained

Given the works to the coach house on the basis of the use and the above being permitted our client will need to regularise the position with Building Control as per initials discussions with Building Control. It would be hoped the proposed works as above and the internal lining works & internal refurbishment already carried out would be acceptable to Building Control taking into account the use of the building and degree of relaxation due to the listed status. In due course this would be covered by a retrospective Building Regulations Application.

2 LAYOUT, SCALE &APPEARANCE

The development is the proposed change of use and the associated works to the building which are in scale and appearance with the coach house.

The proposed does not detract from the qualities of the Listed building and does not impinge nor over power the main house. The proposed would represent a positive impact on the visual amenity. The investment in the coach house underlines Reflections commitment to the Listed building.

The positioning of the openings relates to the existing openings and relationship to the boundaries so minimising any impact on the neighbouring properties.

The assessment of the proposed has resulted in a carefully designed proposal in keeping with the setting with careful attention being paid to the character of main house.

There are no overlooking issues.

3	**SCALE**	The physical envelope of the coach house in terms of height and area are un affected. The proposed works have been scaled to fit appropriately within the confines of the coach house and especially with the context of the setting of the listed building. The overriding principle of the design is to ensure a carefully designed and visually attractive development so making a positive contribution to the visual environment and amenity of the site
4	**LANDSCAPING & ACCESS**	The site area is 2950 m^2 The landscaping to remain as existing with the exception of a small area of paving by the personnel entrance
5	**APPEARANCE**	The visual impression of the proposed has been addressed / assessed in the context of producing a well detailed proposal. It would be evaluated that the proposed would be a positive contribution to the visual amenity of the site.
6	**ACCESS**	The access to the site would remain as existing.