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**CONVERSION OF COACH HOUSE TO ANNEXE IN ASSOCIATION WITH HOST DWELLING
REAR OF 68 BRIDGE ROAD
SUTTON BRIDGE
SPALDING
LINCS
PE12 9UA**

FOR

Mr & MRS R. LANAGHAN



**PLANNING, DESIGN & ACCESS STATEMENT INCLUDING
HERITAGE IMPACT STATEMENT**

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**CONVERSION OF COACH HOUSE TO ANNEXE IN ASSOCIATION WITH HOST DWELLING
REAR OF 68 BRIDGE ROAD#
SUTTON BRIDGE
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This application is to acquire Town and Country Planning Permission for conversion of existing coach house to annexe in associated with 68 Bridge Road, Sutton Bridge for the benefit of Mr & Mrs R Lanaghan and their parents Mr & Mrs M. Drake.

The following section of this statement is as suggested by the "Commission for Architecture and the Built Environment" (CABE):-

USE

The current use of the building is a domestic garage / workshop and store at the rear of 68 Bridge Road, which has vehicular access off Wharf Street. The building will be used for domestic annexe purposes in association for their parents Mr & Mrs M Drake.

AMOUNT

The existing coach house is proposed to be converted into a 1-bedroom self-contained annexe. The ground floor will have no habitable accommodation.

LAYOUT

The layout of the building is shown on our drawings which is a 1-bedroom annexe accessed from Wharf Street as existing and will share the rear garden of 68 Bridge Road. The dwelling will have refuse/recycling facilities which will be stored within the garaging area of the coach house. The dwelling layout is for open plan living with 1 No bedrooms and ensuite on the first floor along with garaging, lobby, utility and WC on the ground floor to comply with the Flood Risk Assessment.

ACCESS

Access will be off Wharf Street to the annexe as existing. Vehicle parking will be as per the existing with a drive on the right-hand side of the building. Several cars can be parked inside the boundary of the dwelling and coach house.

HERITAGE IMPACT STATEMENT

The purpose of the Heritage Impact Statement is to establish the context of the existing premises, which Sutton Bridge does not have a Conservation Area, however the Coach House is in the grounds of a Grade II Listed Building.

The existing building is to the rear of 68 Bridge Road the proposal is to create a 1 bedroom annexe which will compliment the rear aspect of the buildings in terms of use and materials.

The existing windows and doors in the development will be replaced by similar casement timber windows and doors as shown, they will be painted in a similar colour as the existing. The roof material will be replaced with natural slates as per the existing host dwelling and Listed Building.

The current street scene is a mixture of domestic premises built at different times. The coach house is part of a terrace of coach houses used in conjunction with the host dwellings along Bridge Road. The external appearance of the coach house will be the same.

The host building No 68 Bridge Road is a Grade II listed building and is surrounded by other Grade II listed buildings within the frontage terrace.

All heritage assets of the premises will compliment the street scene. The conversion will compliment the existing street scene.

The proposal will have no effect on the archaeological or historical character of the surrounding buildings.

CONCLUSION

The proposed scheme will be in character with the area, particularly in terms of the design form and scale. It is apparent that this development will not have any detrimental effect on the neighbouring properties. The proposal compliments the character and appearance of the area and surrounding Listed Buildings.

G R Merchant Ltd
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