

Design and Access Document

Description of the Coach House and existing use

The Coach House was granted planning permission in 1986 to be used as ancillary accommodation. This current application is for planning permission to be varied to allow the owners to rent out the Coach House as a separate property.

The Coach House is a separate 2-storey brick and stone building, 17.37 metres from the main dwelling at 78 Stanwell Road, separated by the rear garden and a 2.5 metre high stone wall between the properties. The Coach House has two bedrooms and a separate fully equipped bathroom and WC upstairs. On the ground floor is a fully equipped kitchen, living room and additional WC. It has mains electricity, gas central heating and mains water supply. The Coach House is currently used solely as accommodation ancillary to the use of the main property at 78 Stanwell Road, as a single self-contained dwelling unit. Currently the Coach House is occupied by a member of the owner's family who will shortly be moving to get a higher level of support that is more appropriate to her needs. She has lived at the Coach House since 2002, before which there was a sitting tenant (see Tenancy Agreement attached).

Character

It is not proposed to change the outside and character of the building at all because no additional building work is planned. The current building received planning permission in 1986. We understand the dwelling was adapted by the previous owners of 78 Stanwell Road and was in keeping with the original coach house building. The building is a low 2-storey brick and stone built dwelling with a slate roof, wooden windows and front door. There is a small brick built porch with slate roof. The materials and outside character of the building are keeping with the area. Two of the outside walls, one of which fronts the lane at the back, are in the traditional stone of this area, and the red brick on the front is in keeping with many other dwellings in the vicinity.

Access

There is safe access to the property for both the occupier and visitors. Access to the property is through an electronically operated gate (3.8 m wide) to the public lane at the rear. Previous occupiers have driven their cars into the courtyard for parking and used the gate regularly. Visitors using vehicles currently park on Roseberry Place and walk down the lane to visit. Large deliveries can be made via the lane through the electronic gate. Neighbouring properties also use their rear access on to the lane for vehicle access to their properties, including business deliveries. This application for change of use for the Coach House has no impact on parking nor access for the main house at 78 Stanwell Road which has its own drive with turning space and gate onto Stanwell Road.

For disabled access the public lane is in good condition and the ground is flat between the lane and the courtyard. There is a small step into the porch which would accommodate a ramp, and the inside downstairs has no steps. There is also a downstairs WC. The front door is 84 cm wide. The current occupier has been registered disabled for more than 5 years.

Movement

The courtyard at the Coach House is used for recreation and parking. It has a gravelled parking area, flower borders on two sides and a paved area for sitting and relaxing. It is not overlooked by the main property or by neighbours because it is an enclosed area with high walls and gate. The walls are in good condition and the electronic gate works well and has been serviced regularly.

The Coach House has its own separate front door into an enclosed courtyard and its own access onto the public lane at the back of the property. The courtyard has parking space for one vehicle and its own access to the public lane via an electronically operated gate. Small cars can be reversed within the courtyard. Bins and recycling materials for collection are currently stored between the gate and the porch where there is more than adequate room. The previous tenant placed their refuse for collection directly on Roseberry Place on the footpath to one side at the end of the lane. The distance from the Coach House to Roseberry Place is 30 metres.

Community safety

From a security and safety perspective, the property is enclosed enough to provide privacy but has adequate access for civic and emergency services. The electronic gate and visibility from 78 Stanwell Road through the courtyard gate add to the security. The public lane is mainly used by vehicles for access to the garages and workshops but use is infrequent. Pedestrians also use this including dog walkers. The main pedestrian use is during school term time by students at Stanwell School; the school tries to ensure that students do not cause a nuisance to residents. There is street lighting on Roseberry Place and a street light is positioned at the end of the lane that leads to the Coach House. This provides light to the lane up to the property. In addition the Coach House has its own outside lighting.

Environmental sustainability

The exterior and internal fabric of the building are in good condition. A copy of the energy performance certificate (currently rated at 66D – potentially B) is attached with the floor plan.