

RIMINGTON HALL DESIGN & ACCESS STATEMENT FOR PROPOSED DORMER WINDOWS & TENNIS COURT

New dormer windows(3) with gable pediment and cornicing (each 3.0x3.5x1.5m high) in place of the existing velux roof lights and behind the front elevation chimney stacks, would compliment and enhance the architecture of Rimington Hall.

The size reflects an appropriate level of accommodation whilst taking account of the restrictions of the site, the need for good design and ensuring continuity with the development and the local character and in keeping with the context of the site; heights are comparative with the existing buildings, are sensitively designed to fit in with and compliment same –similarly, the balance and detailing of window widths and sill heights.

A new tennis court with dark green synthetic turf and semi-transparent twin wire mesh enclosure (18.5x37x3.1m high) behind a hornbeam hedge and extensive screen planting affront, would effectively be indistinguishable from the surrounding landscape context and was carefully designed to enhance the sense of place, enclosure, grouping and permeability of the house and gardens, their features and the locality -access, no worse and not for public use.

Natural resource conservation, tree planting also improves air quality/rainfall retention and modifies temperatures; reducing the amount of fossil fuels used for heating/cooling, pollution, soil erosion and flooding - benefits of privacy, the attraction of birds and harbouring wildlife were also realised.

Options, opportunities and constraints that underpinned and informed the detailed aspects of the scheme considerations when deciding upon the use, design, scale and layout used and marrying this with the diversity and quality of materials in the locality, a good attractive and appropriate appearance/distinctive design is achieved that will sit easily and compliment the house and gardens and locality and should not have a materially greater impact or conflict than the present uses.