DESIGN & ACCESS STATEMENT

Existing Site and Setting

The site is on the edge of the village of Higham on the Hill and overlooks the surrounding countryside.

The site is the grounds of Canterbury House. The main house is of Georgian origin and still maintains many of the features common to this style of house albeit with some more modern alterations that have unfortunately spoilt the character of the house. The current occupiers are looking to restore many of the original features of the house back to the way it would have been originally.

The site also comprised a set of barns, which gained planning permission in recent years for conversion to a dwelling. These were sold to a new occupier and are currently undergoing conversion, however the driveway is still shared between the barn and Canterbury House.

The Proposed Building

Layout

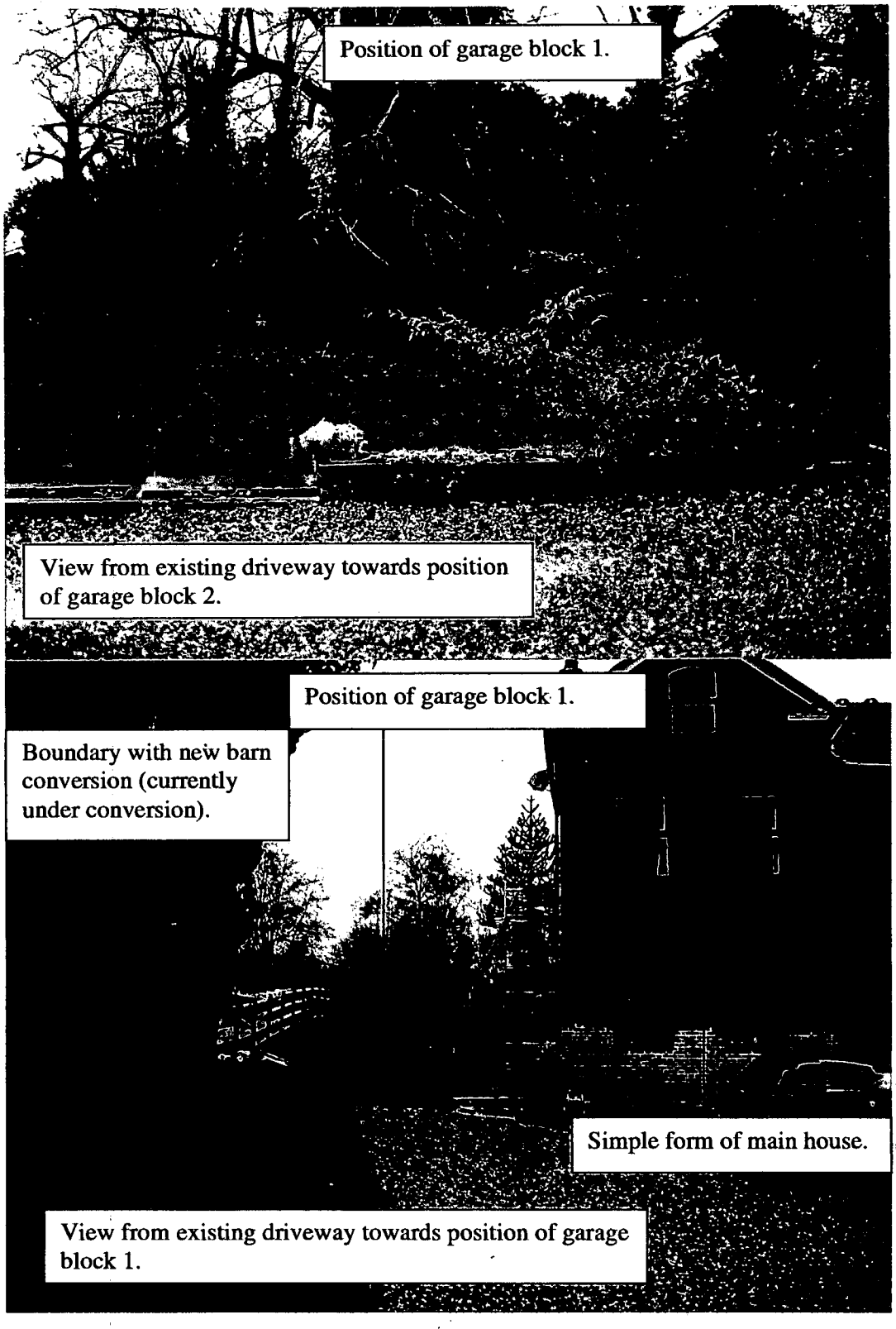
The proposed garages are arranged around the existing driveway. The first block of garages is adjacent the boundary with the new barn conversion which is currently under construction. The second garage is in front of the main dwelling and sits quite a lot lower than the main dwelling. The first set of garages shields any overlooking from the neighbouring barn to the rear of the main dwelling house.

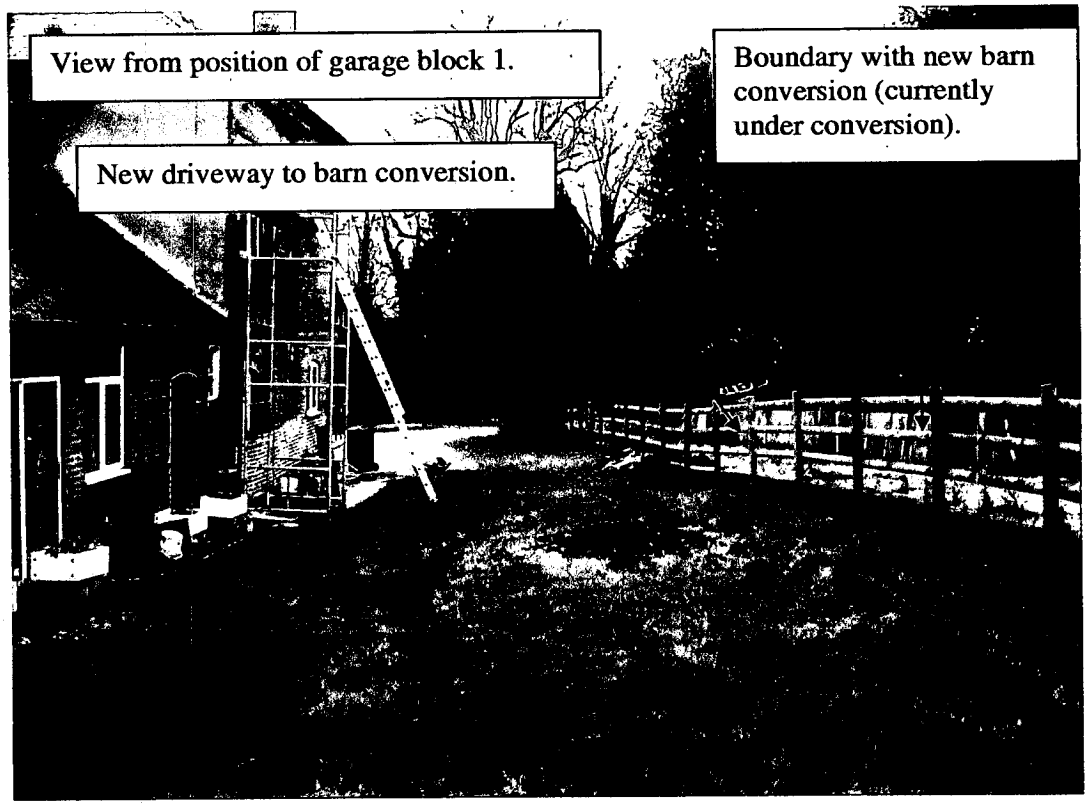
Form

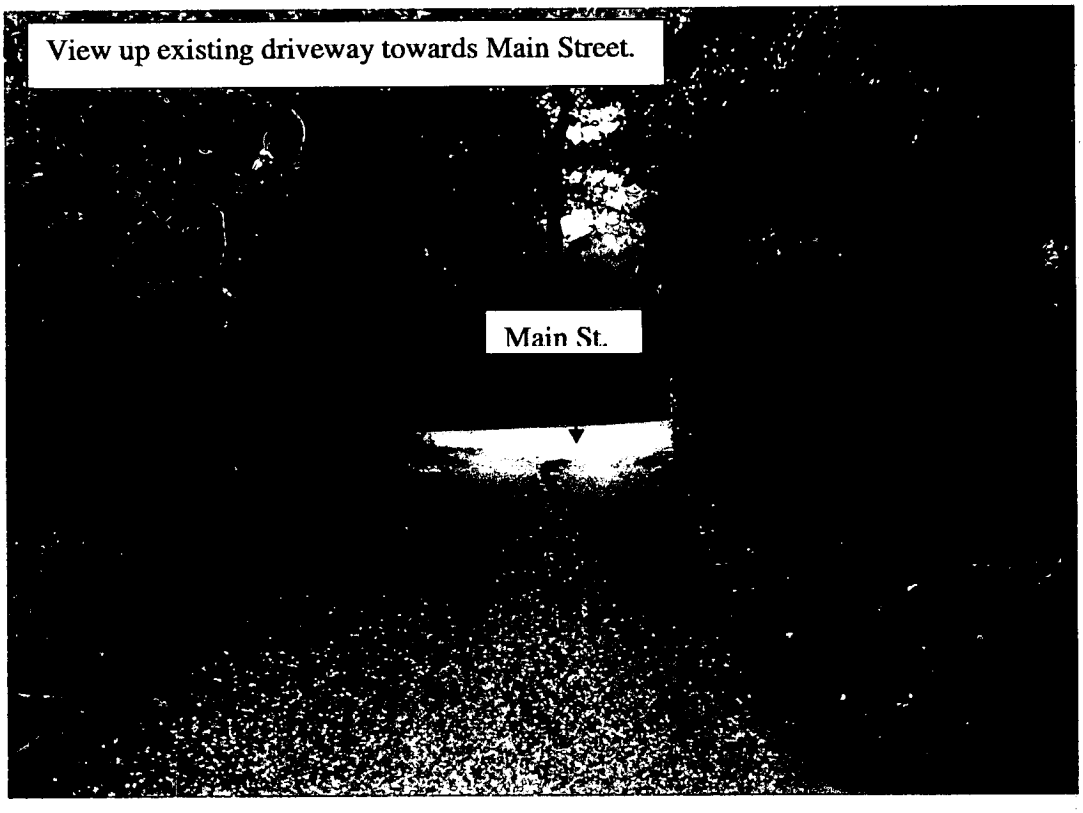
Both garage blocks are identical.
The garage blocks are kept as simple as possible in form to reflect the Georgian origins of Canterbury House.
Rather than a large modern garage door both blocks have been given separate single doors to reduce the impact of the openings on the main elevations.
The main garage doors and personnel doors have been shown in wood to match with the doors and windows of the main house which are currently undergoing restoration from uPVC back to wooden frames.

Detail and Materials

Both blocks are a brick built construction to match in with the main house and will have a tiled roof in keeping with the main dwelling.


Position of garage block 1.
View from existing driveway towards position of garage block 2.
Position of garage block 1.
Boundary with new barn conversion (currently under conversion).
Simple form of main house.
View from existing driveway towards position of garage block 1.


View from position of garage block 1.
New driveway to barn conversion.
Boundary with new barn conversion (currently under conversion).


View up existing driveway towards Main Street.
Main St.

Access

Access to the new garage will be via the existing gravel driveway which will be extended up to the new garages in a material to match the existing. Where the access driveways fall towards the new garages, slot drainage channels will be provided at the doorways to prevent water build up and ingress into the new buildings.