

Hickman & Smith Architects

Land at Old House Farm,
Sutton Lane
Cadeby,
CV130AR



RIBA Chartered Practice

t : +44 (0)116 253 3423

e : info@hickmanandsmith.co.uk

w : www.hickmanandsmith.co.uk

d : February 2021

Document Issue Register

Rev		Date	By	Checked
/	PLANNING	10.02.21	FB	AS

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EXISTING PROPERTY

The property East of Old House Farm is located off Sutton Lane, Cadeby, CV130AR and is accessed from a private driveway. The existing building on the site has planning permission granted 21/00446/FUL to convert a redundant outbuilding to a dwellinghouse.

This Design and Access Statement has been prepared to accompany a planning application for the erection of a garage and home office building adjacent to the dwelling house.



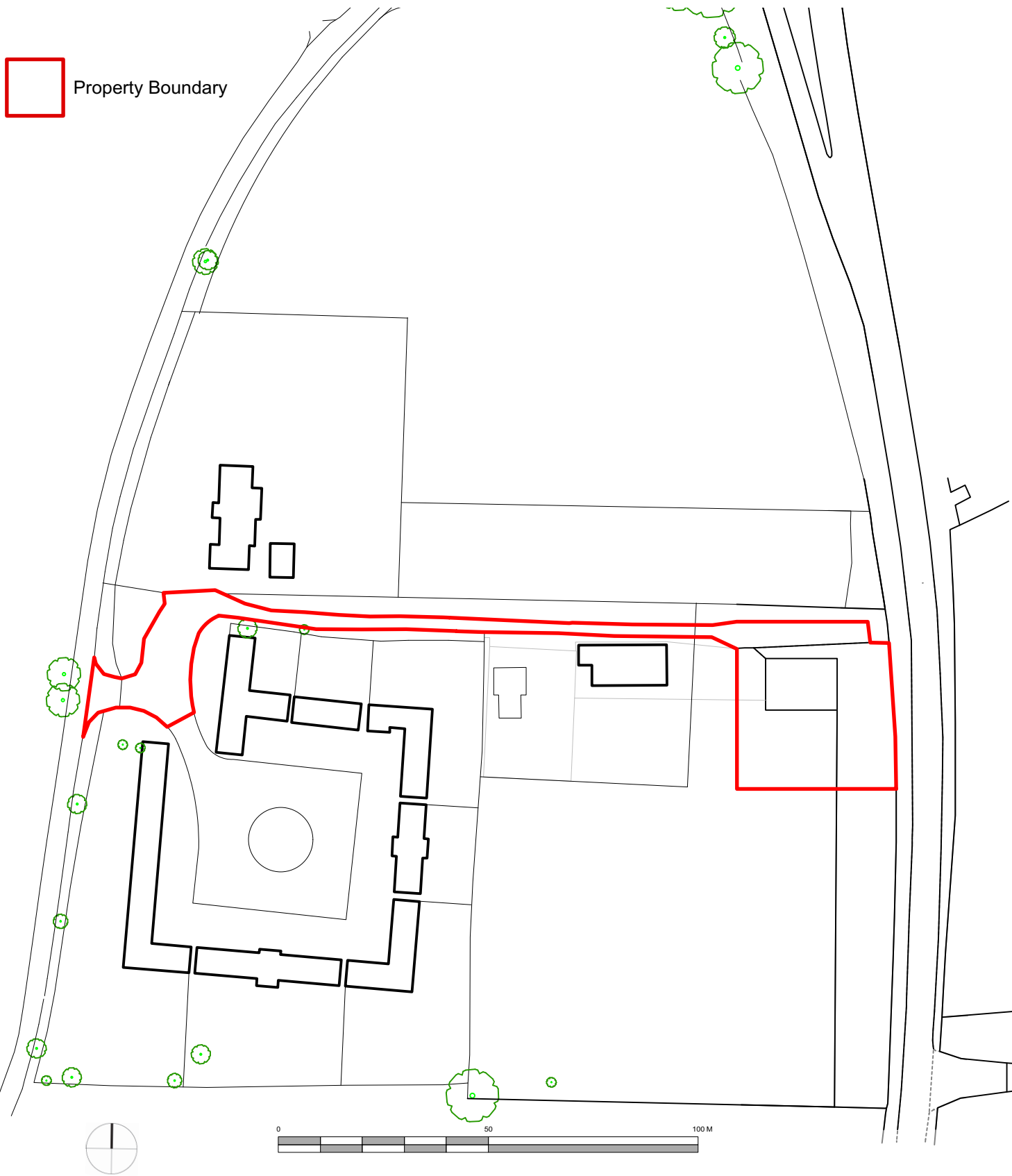
Satellite Map of location



Site boundary



Client ownership boundary

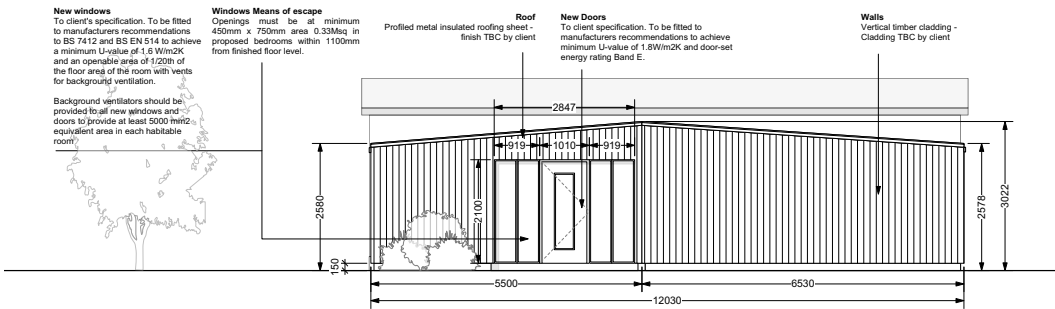
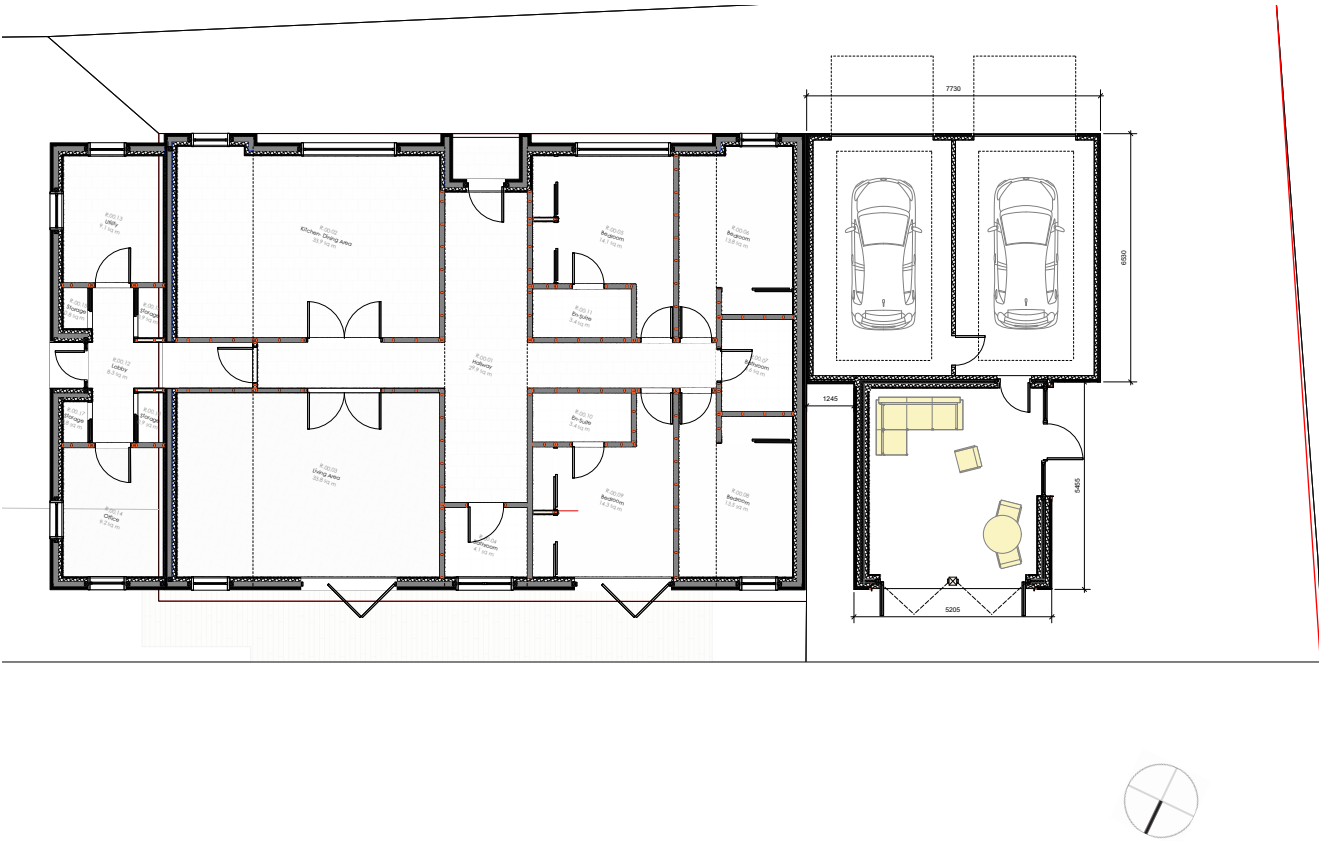


Location Plan (not to scale)

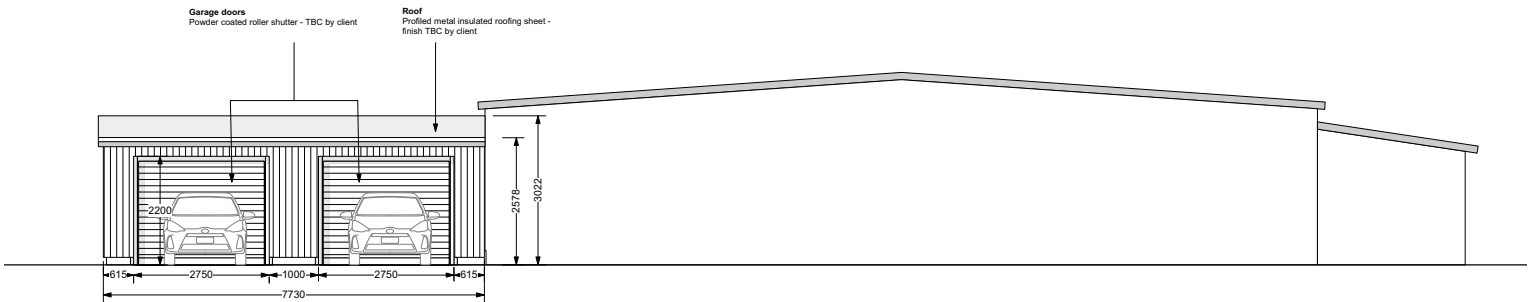
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PROPOSED

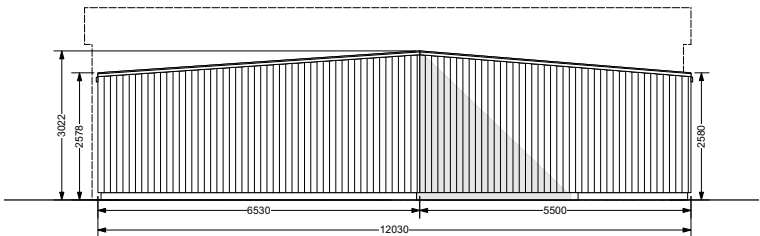
The proposed building seeks to complement the main dwelling house in both its use of material, height and form. The building will be of a similar construction with a profile metal sheet roof (insulated in office, store and lobby) and vertical timber cladding to match the dwelling. The proposal consists of two enclosed garages and one portal garage on the north facade. A lobby and storage room separates the garage from the home office on the south facing facade.



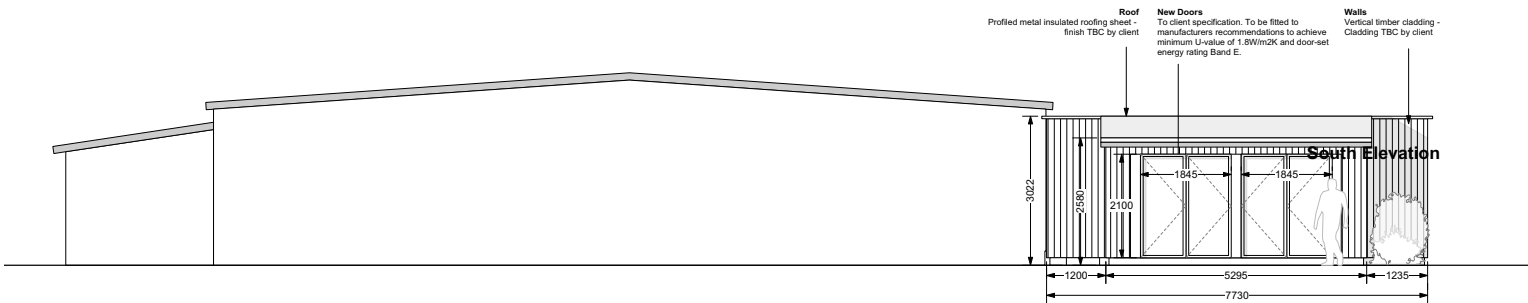
Proposed East Elevation



Proposed North Elevation



Proposed West Elevation



Proposed South Elevation

OTHER CONSIDERATIONS

Environmental Impact

The environmental impact of the proposal is considered to be in line with most domestic extensions. It is proposed that passive fabric gains will give the best results in improving the overall energy efficiency of the building.

Highway Considerations

There are no highway considerations relevant to this proposal. Refer to parking statement.

Flooding

Flooding details on the Flood Map for Planning website at gov.uk have been checked and there are no flooding implications for this site.

Landscaping

There are no significant landscaping considerations relevant to this proposal. landscaping. Refer to block plan for landscaping drawing.

Relevant Planning Policy

There is precedent for an identical garage/ study outbuilding on an adjacent site 21/00446/FUL and the policies outlined in the decision document as reasons for approval should also apply to this application. Refer to planning statement.

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