DESIGN AND ACCESS STATEMENT

New Detached Double Garage \ Store

1. ASSESSMENT

Physical context

The site is located in a recently established residential area and was originally built by Henry Boot Homes.

The property is accessed from Morland Drive and is in the corner of the close.

The house is located to one side of the plot with lawns to the front and back of the house and with the edge of the bund to the left of the house. With established hedges to the rear and 1.8m fences on the boundary lines.

The site is fairly flat apart from the bund.

Social context

It is unlikely that the new garage proposed will have any impact on the people in the locality. The surrounding properties do not over look the proposed garage and the garage is set back from the front of the house so screening the view of it from the road. The adjacent properties all have 1.8m high panel fences screening the boundaries which obviates overlooking.

Economic context

The proposal is unlikely to have any real impact on the local economy. The new garage will produce some additional business for local traders as well as contributing by way of revenue to the local and county Councils.

2. INVOLVEMENT

No property in the vicinity will be affected.

3. EVALUATION

After initial consultation the garage has been positioned to the side of the house and set back as far as possible to effectively screen it from view.

4. DESIGN

The garage is constructed in similar materials to the main house with a pitched roof of a similar pitch to the house. As a section of bund will need to be removed a retaining wall will be required to support the bund. The overall height of the bund will not be reduced.

a) Landscaping
The bund will require landscaping to the new retaining wall.

b) Appearance
The garage is of a traditional design and construction to match the house.

The materials will be mainly red facing brickwork with buff corner details and pantile roof tiling all to match the existing house. Samples to be submitted and approved by the Local Authority, if required.

c) Access

There is no change to the access from Morland Drive.