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**DESIGN & ACCESS STATEMENT**  Chartered Surveyor

20 Lea Road

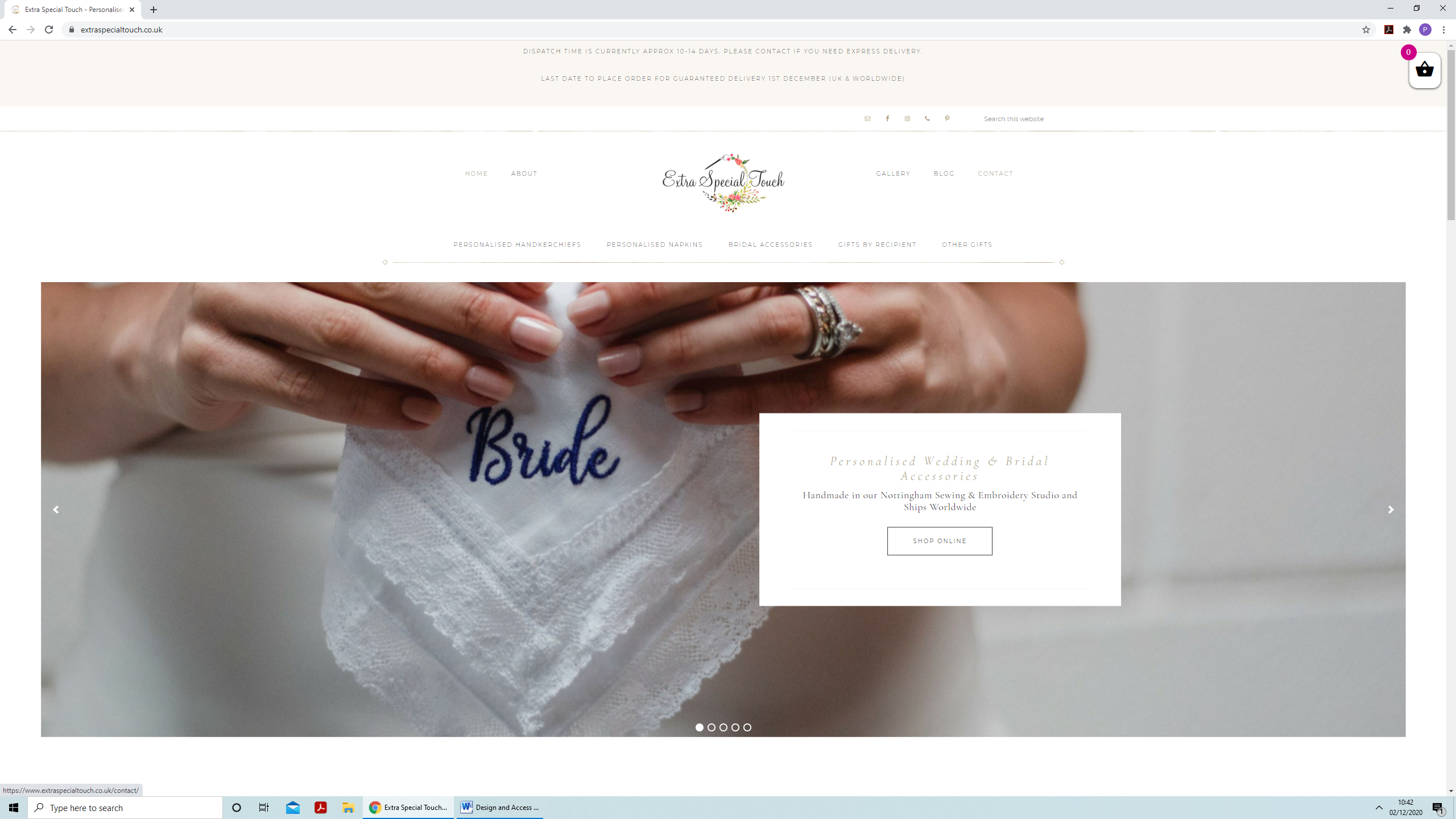
Ravenshead

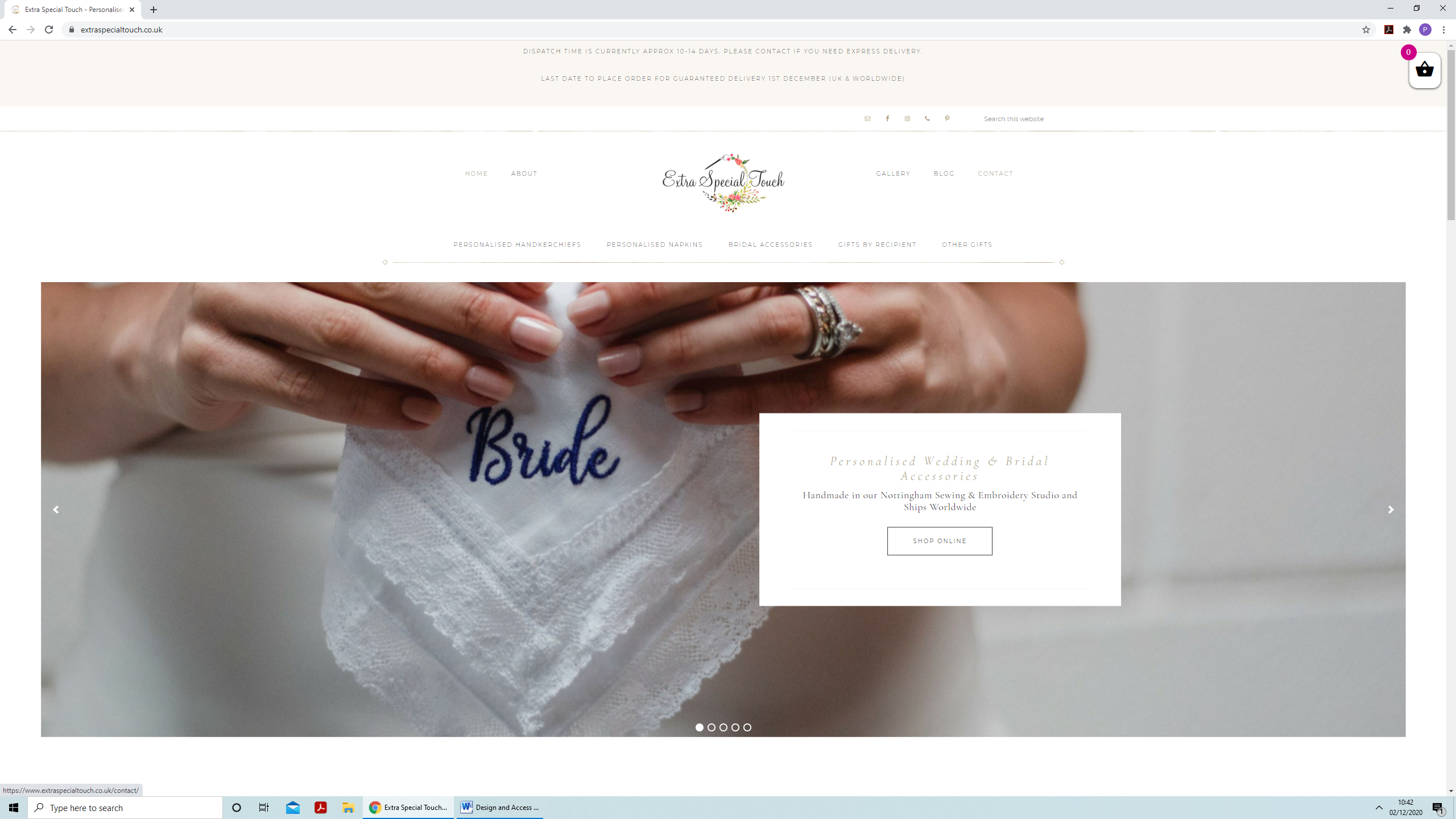
Nottingham.

NG15 9EG

**Town & Country Planning Application**

**Proposed: Extensions to Existing Garage with Change of Use to Business**

**Client:**



**Location:**

**14 Lea Road**

**Ravenshead**

**Nottingham.**

**NG15 9EG**

**October 2020**

**INTRODUCTION**

This Design & Access Statement has been compiled to supplement a Full planning application submitted to Gedling Borough Council for proposed development at;

14 Lea Road, Ravenshead, Nottingham. NG15 9EG.

**The Application Description:**

* Proposed single storey height extensions front & rear of the existing garage with ‘change of use’ to business (appropriate in a residential area).

This statement has been prepared under the requirements of the Town & Country (General Development Procedures) (Amendment) (England) Order 2006. The structure and content has been informed by:

• The Town & Country Planning (General Development Procedure) (Amendment) (England)

Order 2010.

• DCLG ‘Guidance on Information Requirements and Validation

• Design & Access Statements – CABE 2006.

**SITE CONTEXT**

The development site forms a detached single family property situated on Lea Road within the village of Ravenshead. The property has a large rear garden with driveways to the front.

There is an attached garage to the south side of the property with a flat roof. This garage is built immediately up to the boundary line to 12 Lea Road.

Property location can be view from the application drawings ‘block plans’.

**DEVELOPMENT CONTEXT**

The existing main dwelling is to remain with no changes and has C3 Residential use. The existing attached garage is to be extended at both the front and rear with internal alterations to form a work area for embroidery and wedding material accessories.

**Amount:**

The existing garage occupies an external area of 17.43sq/m. with proposals to extend at the front and rear creating a total external floor area of 42.46sq/m.

**Layout:**

The garage is situated to the side of the property and up to the side boundary. External door access is proposed from off the driveway allowing separation from the home. Rear doors and windows are proposed with 3 number roof lights.

**Design:**

The proposed extensions will mirror the original design form with a new insulated flat roof.

The roof height is to be increased to align with the flat roof of the lounge. External facing bricks are proposed for the elevation walls of the extensions and to match in with the existing bricks.

**PROPOSED USE**

The converted garage along with the extensions will fall in to the new Class E purpose use group as defined with thin the TCPA (Use Classes) Order 1987 (amended 2020). This class allows for appropriate business use and suitable within a residential area.

**BUSINESS OPERATION**

Details of the business, employment, operations and working periods:

* Business name – Extra Special Touch www.extraspecialtouch.co.uk
* Business type/use – embroidery business, specialising in wedding handkerchiefs and table linen
* Working days & times – Monday – Friday 9.00am – 5.00pm, Saturday 9.00am – 12.30pm (no working on Sunday, Bank Holidays, Christmas and New Year’s day)
* Working employees (part/full time) – I will work full time. I have two ladies that help me on ad hoc basis. Both part time and separately. Very occasionally and overlapped.
* Collections and deliveries  – deliveries via normal couriers, (FedEx, DPD etc) and Royal Mail 5 / 6 times a week. Collections daily via Royal Mail.

**Business Machinery.**

Janome MB-4 sewing machines (two number) are to be used for the production of the embroider. These machines are slightly larger than a standard sewing machine and run off a domestic 240 v power supply (see fig. 1).

The machine specification information is appended.

**VEHICLE ACCESS**

The existing property driveway is laid out in a horse shoe design with ample car parking for visitors.

As the home owner is the primary business worker, parking for one employee will be required over and above general use.

Figure 1.

Photo image of the Janome MB-4 machine.

