



DESIGN & ACCESS STATEMENT

FOR: PROPOSED DEMOLITION OF GARAGE FOR REPLACEMENT GARAGE AND HOLIDAY ANNEXE

AT: THE FARTHINGS, QUARRY ROAD, BOLINGEY, PERRANPORTH, TR6 0AR

ON BEHALF OF: LYNN BATCHELOR

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AUTHOR: Jeremy Bradley RIBA

INTRODUCTION

CAD Architects are acting as the agent for the client and owner of the application site, Lynn Batchelor.

The applicant wishes to demolish an existing garage to be replaced with a new garage and holiday annexe with living accommodation in the new pitched roofspace.

APPRAISAL

The main residence "The Farthings" is a detached 4 bedroom home. It was originally a bungalow, but in 2011 it was converted to a larger family home with increased roof pitch and dormers.

The existing garage is a single car space garage with outside toilet and storage room. It has a flat roof and single skin construction.

The house and garage are surrounded by well maintained gardens. There is only one nearby neighbour, to the south of the site. [Deaann]

There is parking for 3 cars, plus the garage.

PROPOSED USE

The proposed building will continue to have a single car garage space, but also incorporate a self-contained one bedroom holiday annexe.

LAYOUT

The proposed building will seek to retain one garage space, including 3 external parking spaces.

The building will be entered from the side and have a ground floor bedroom and shower room, plus the garage.

The upper floor will have an open plan Living / Dining Kitchen Area.

AMOUNT

The proposed annexe and garage have a total gross internal floor area (GIA) of 74m² provided over two levels.

The existing garage and store has a GIA of 18.2m², giving a net increase of 55.8 m².

SCALE & IMPACT

The existing garage is a single storey building well set into the site. The proposed annexe will be a storey taller, but will still have very little impact on the neighbours or street scene.

The traditional pitched roof proposed will be in keeping with the roofscape of the main house.

The upper floor will have views to the north (no neighbours), to the west (nearest neighbour 45m) and to the south (more than 30m).

APPEARANCE

The proposed annexe will use material to match the existing house, matching tiles, matching render, matching cladding, matching windows etc.

See proposed elevations for notated materials.

VEHICULAR ACCESS

The site is accessed from Quarry Road. The driveway slopes down to the main house and proposed annexe.

There is no change proposed to the site entrance.

Prepared by

Jeremy Bradley RIBA

Director

For and on behalf of **CAD Architects Ltd**

PHOTOGRAPHS



Fig 1: Site entrance from Quarry Road to The Farthings



Fig 2: The Farthings – existing house



Fig 3: Existing parking area and garage



Fig 4: View from Quarry Road north end – existing and proposed annexe will be concealed by hedge



Fig 5: Existing flat roof garage, store and outside toilet



Fig 2: View from top north corner of The Farthings, looking at garage and main residence – note no overlooking issues