

Planning &  
Design and Access Statement

11 Fellow Green,  
West End, Woking  
GU24 9LL.

AUG 2021



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## **Introduction**

This design and access statement is submitted in support of the Full Planning Application for the alterations to the Garage at 11 Fellow Green.

The property consists of a 3 bed detached bungalow to the front, with a garage and outbuildings to the rear.

This statement demonstrates how our proposal accords with planning, design and access objectives as set out in national and local policies.

## **Location**

Fellow Green is located to the east of West End in a predominantly residential area. The property is not listed or in a conservation area.

## **Site Description / Use**

The existing garage and shed (which was previously used as an office) are very old and in a bad state or repair, so needs to be replaced. They are used for refurbishing classic cars. The existing garage is used 9am-5pm. Only one or two customers come per day. Access is through the side gates down the side of the property. There is parking to the rear of the property in front of the garage.



Side access to rear of property to be retained.



Rear view of gates.



## **Proposed Development**

The existing garage will be replaced with a new, insulated, steel frame garage. Access will remain the same, through the side gate. Working hours and the number of customers will remain the same as before. The driveway to the garage will just be extended to the new position. The garage will be used for the same use as before, for restoring classic cars. The amount of employees will remain the same, just the owner and his wife. The only change will be the Garage building itself, which is only slightly larger than the existing structure.

## **Amount & Layout**

The new garage will be 3.44m high, as opposed to the existing garage which is 3.9m high. The existing garage is 4.8m x 13.4m. The new garage 5m x 15m. The shed is also being demolished. The total increase in floor area will be 2sqm. The new Garage will be sited to the rear of the garden, so that it is further from the house and gives more amenity space closer to the house.

## **Scale and Appearance**

We have carefully considered the scale, mass appearance and external materials to ensure that our proposals respect the character of this location and the existing property.

There will be no impact on the street scene, as the alterations are at the back of the site and not viewable from the road.

## **Landscaping**

The garden will be reconfigured due to the demolition of the Garage.

## **Access & Mobility**

We have given careful consideration to the design to address the needs of access and mobility.

There are no proposed changes to the site access. By removing the Garage, there will be more external space closer to the house, for the enjoyment of the owners.

## **Sustainability**

As far as reasonably practical, sustainable practices in relation to energy

efficiency will be employed throughout this development. These practices will include the efficient use of land, good layout design to minimize energy and water usage, such as water butts for rainwater collection, the promotion of energy efficient measures in the garage, such as insulation and utilisation of local and recyclable materials where possible.

## **Conclusion**

The proposals have been carefully considered to address the planning and physical restraints imposed on the site. They encompass a similar size building to the existing garage, that is more insulated and more suitable for its purpose than the previous structure.

The proposals are committed to a sustainable design.

It is our view that the foundation of good and sensible practices in layout and design have been achieved.