



Design and Access Statement



Bletchley Manor, Bletchley

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Introduction

- i** This statement relates to the planning application for the erection of a garden room/gym and temporary motorcycle shed at Bletchley Manor, which is an established detached domestic dwelling.

Application Details

Site

- i** The site relating to this application is situated in Bletchley, which is to the west of Market Drayton and accessed off the A41. The site is a generous size plot with mature hedgerows to the northeastern boundary.

The extent of the site is shown within the red line on the location plan accompanying this application, along with the position of the proposed garden room and motorcycle shed.

Amount

- i** The dimensions of the buildings are:
7025mm x 5000mm garden room/gym with a height of 3201mm.
3000mm x 2000mm motorcycle shed with a height of 2000mm. .

Investigations

Proposal

- i** Bletchley Manor is a Grade 2 listed building and therefore permitted development rights have been removed.

This application is to apply for a 29.8m² (internal floor area) garden room/gym within the existing garden area of Bletchley Manor. The application also includes the erection of a temporary motorcycle shed to be positioned on the driveway (both positions are shown on the drawings which accompany this application).

In 2004 a detached garage with a studio above was applied for and granted planning permission. The garage was in keeping with the existing dwelling and therefore this was a requirement, in the design brief, set by the owners to take into consideration whilst designing

the proposed garden room. The proposal is to build the garden room with a timber construction, using old timber posts and a pitch slate (manufactured slate) roof. A flat roof was considered but it was felt that a pitched roof would give the building an older appearance and therefore more in keeping with the existing dwelling. Full material details can be provided to the council for agreement before construction.

The structures will not harm the special architectural or historic interest of the dwelling and not be detrimental to the area. They will be used for a purpose incidental to the enjoyment of the dwelling.

The position of the garden room would be in a similar position to the garage which was granted planning permission. This is next to the previous entrance to the dwelling, but also next to the public footpath (8 Morton Say) and entrance gate which runs across the land to the property. The applicant is aware that this footpath must remain open and available at all times and the structure will not hinder or obstruct the public footpath.

The motorcycle shed is proposed to be a metal temporary structure and positioned on the driveway – as shown on the proposed plans. .