



Your Ref

Our Ref

Date

5284/BJ

12<sup>th</sup> January 2022

**DESIGN & ACCESS STATEMENT FOR PROPOSED DOUBLE GARAGE WITH GYM OVER, WINTER BROOK, TETBURY, GLOS. GL8 8XA**

**1. Introduction**

This statement forms part of a planning application seeking permission for the construction of a double garage with gym over at the recently built Winter Brook, to the southeast of the town of Tetbury. The site is located within the Tetbury Conservation Area.

Permission for the latest amendment for the main house was granted on the 15<sup>th</sup> November 2017 under planning reference 17/02907/FUL. The reference of the original planning application is 15/00525/FUL.

**2. Proposed Use**

The client is primarily seeking permission to construct a private, residential garage to provide two sheltered parking spaces for the main property. The garage will also include storage on the ground floor and the attic space above will be used for a home gym.

**3. Amount**

The overall footprint of the proposed garage is approx. 58.4m<sup>2</sup>.

**4. Layout**

The layout of the garage can be seen on drawing 5284/50, submitted as part of this application. The ground floor consists of a double garage, lobby and internal store. A staircase in the lobby leads to the home gym on the first floor.

**5. Scale**

Being located in the Tetbury Conservation Area, the garage has been designed to be in keeping and sympathetic with the surrounding properties. Whilst two stories, the garage appears single storey externally, with the first floor gym located with the roof/attic space.



## 6. Landscaping

The site sits within a mature landscape where there are a number of trees and hedges that provide a setting for the edge of Tetbury when viewed from the South. The garage is to be located on an empty part of the site, just off an existing gravel track and therefore, no new soft landscaping is proposed.

## 7. Appearance and Materials

Due to the site being located in the Tetbury Conservation area, careful consideration has been taken when selecting the materials to be used in the proposal, adopting traditional methods of construction where possible and ensuring all materials will be in keeping with the surrounding areas.

Timber horizontal cladding is to be used for all external walls, with reconstructed stone tiles to match the main house used on the roof. All doors and windows are to be timber units.

## 8. Access

The current access to the site will be unaltered as a result of this development.