

## **Design and Access Statement – Proposed Cart Lodge at Manor Farm House**

### **Use:**

The proposed cart lodge will be used for vehicle parking

### **Dimensions:**

The floor space of the proposed cart lodge is under 36sqm with maximum dimensions of height 3.971m X length 6.65m X width 5.4m.

### **Appearance:**

The proposed structure will be orientated with the longest dimension along a broadly southwest to northeast alignment, roughly following that of Coronation Road. This will result in one of the gable ends of the proposed structure being partially visible from the public highway and then only that which will be higher than the existing 1.8m fence and gates which bound the property in that vicinity. The existing mature trees and hedgerows will all but screen out the proposed structure from other directions.

The proposed cart lodge will be constructed approximately 40 metres away from the listed buildings and beyond a small, mature deciduous wooded area of the garden, thereby providing natural screening between the house and the cart lodge for much of the year.

Furthermore, the primary building materials being natural, unpainted timber will gradually weather and silver over time. This, in addition to the cat slide roof design and roof height (under 4m) have all been designed to specifically offer mitigation of the visual impact from both the listed building and the public highway.

The location, appearance and materials of the proposed structure have all been designed with the historic and rural aspects of its setting in mind - the timber framed and pantiled cart lodge being aesthetically complimentary to a traditional farmhouse setting.

### **Construction method and materials:**

Foundation trenches - excavated to maximum depth of 800mm where required (assuming good ground bearing conditions) and to a width of 450mm. 6:3:1 concrete mix to form the footings.

Perimeter walls - One course dense concrete block and three courses of semi-engineering bricks to finished floor level. Three courses of (Norfolk Red) facing bricks to side and rear elevations above finished floor level.

Floor construction - Hardcore to a minimum of 150mm to cover full area of base, blinded by sand. 1200 gauge polythene membrane and 4:2:1 mix concrete to a minimum depth of 100mm.

All of the top soil that will be removed to enable the construction of the foundations and base will remain on site to be reused elsewhere in the garden.

Timber construction - Traditional oak framing with oak posts, wall plates, traditional arched braces and tapered oak pegs. Feather edged weather boarding panels to side and rear elevations.

Roof coverings - Red clay pantiles to a roof area on plan of 35.91sqm. Where possible these will be reclaimed. Ridge tiles to match.

### **Access:**

Access to the proposed structure is served via the existing access on Coronation Road and will result in no additional vehicle movements on or off the public highway.