

## Design and Access Statement

Church Farm is set back over 60m from the public highway and built in the late 1970's, the proposed double garage will only be visible by a fleeting glance through the wrought iron entrance gates once the laurel hedging becomes established.

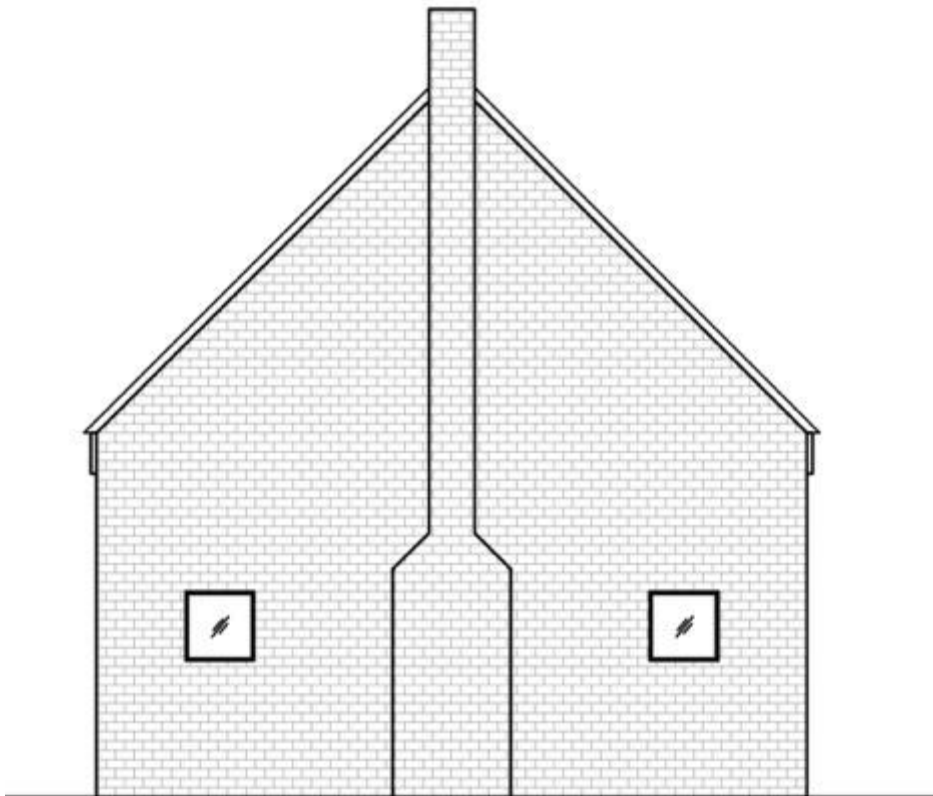


The garage will be approached from the existing front entrance wrought iron gates onto the existing driveway which includes a roundabout, providing access back onto the 20 mph public highway in a forward gear.

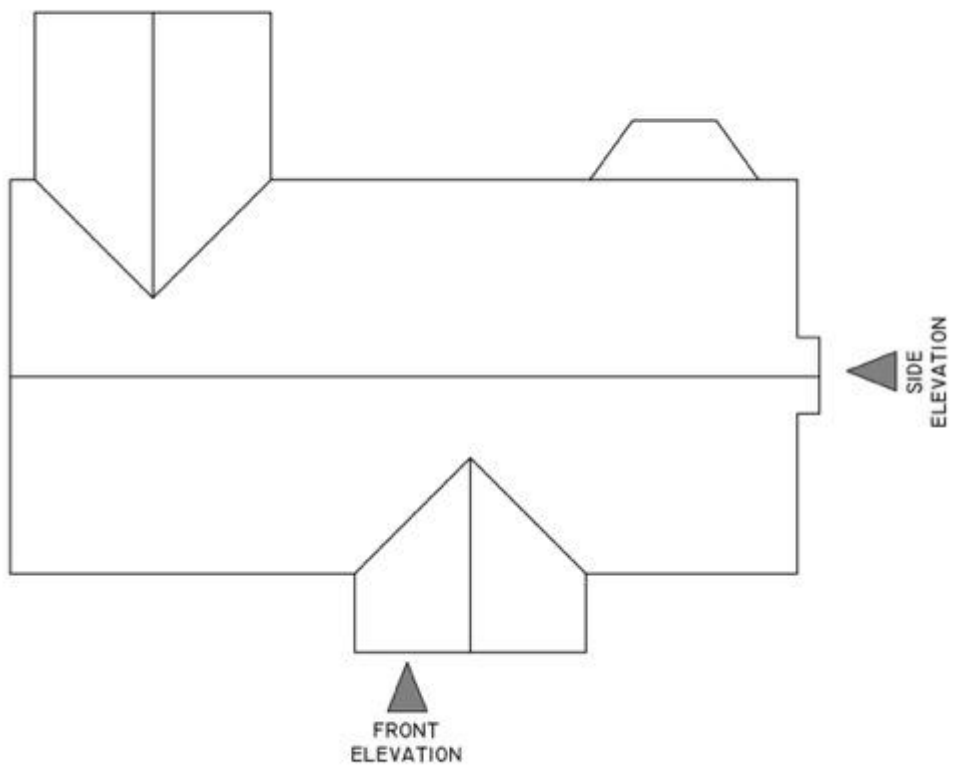
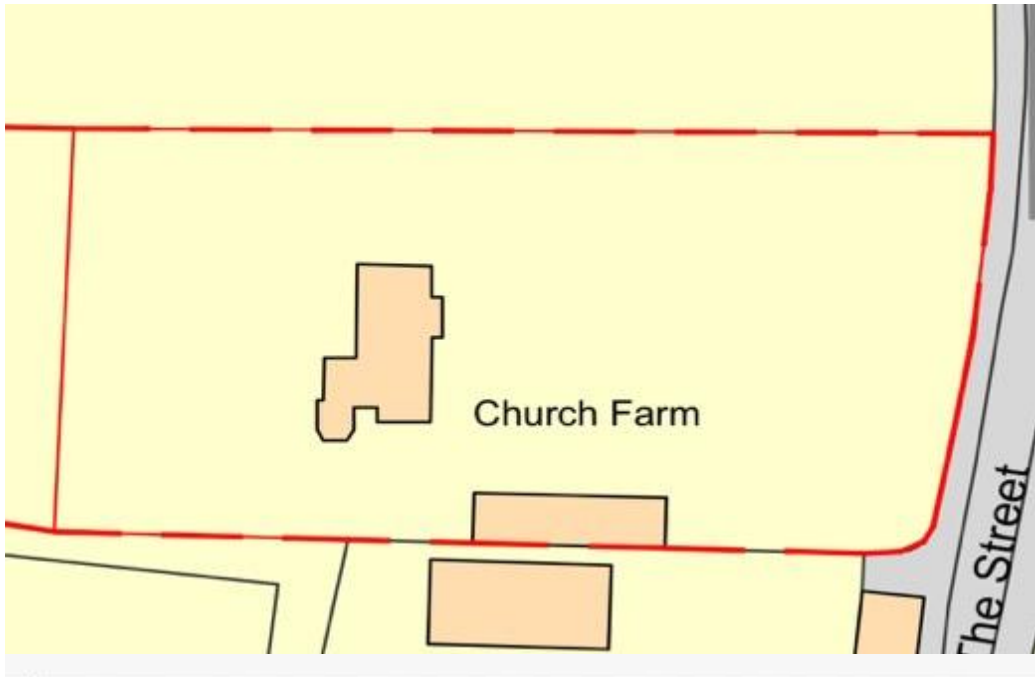




EXISTING FRONT ELEVATION  
01-001



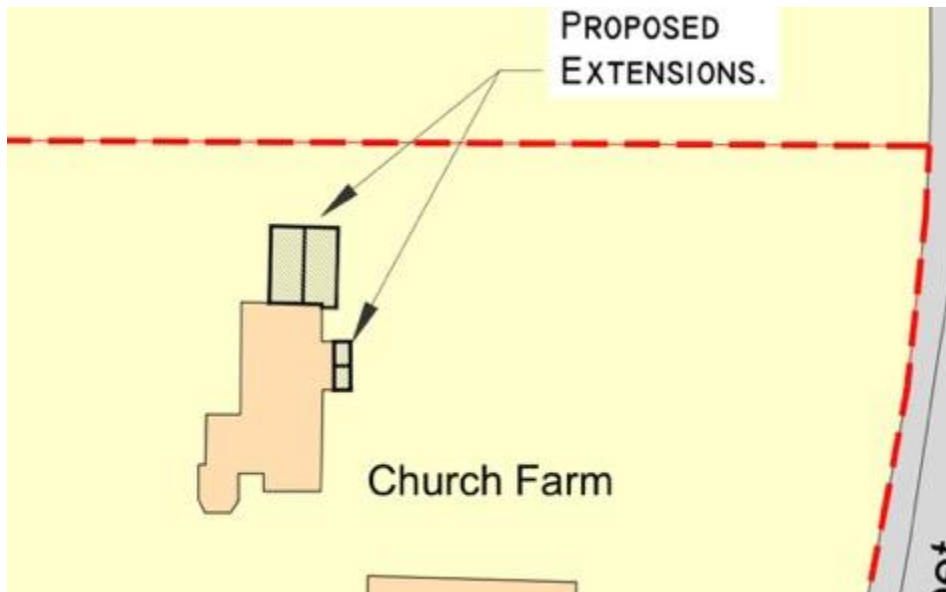
EXISTING SIDE ELEVATION

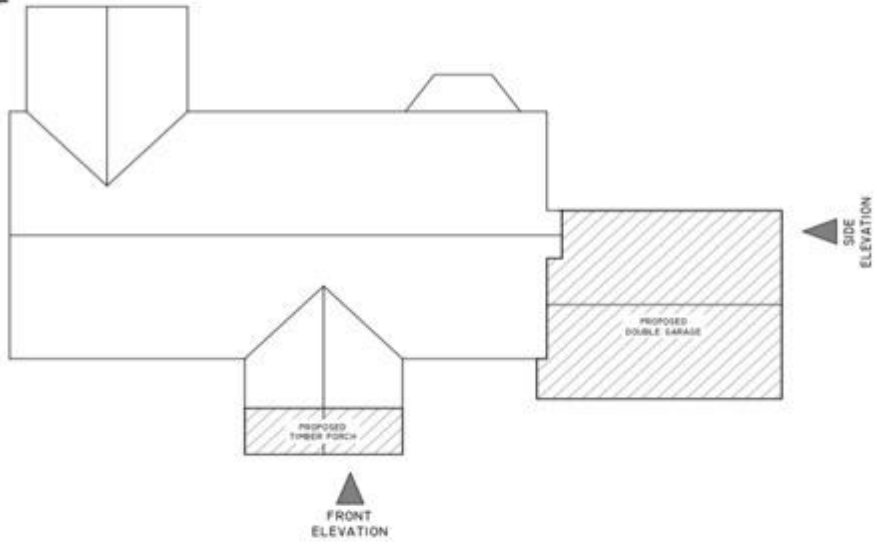


**EXISTING ROOF PLAN**  
(1:100)



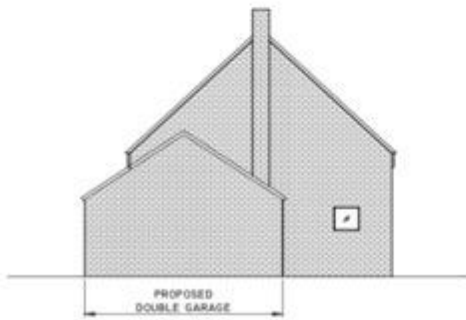
The proposed garage will be a single storey with brick works and Norfolk red clay pantiles to match the existing Church Farm house.





**PROPOSED ROOF PLAN**

1/1000



**PROPOSED SIDE ELEVATION**

1/1000

All landscaping and access to the proposed new garage is on the perimeter of the existing driveway so no changes will be necessary.



Looking at old drawings of the house there was always a plan for a side garage and entrance porch to the property, however for some reason it was never completed. At the moment there is no shelter at the front door whilst waiting to gain access. The proposed front porch would greatly complement Church Farm House.



There are no flooding issues with the site.  
All trees and hedging will be retained as existing.

Overall therefore the enclosed application provides a scheme which is appropriate to the setting of the site of Church Farm, with the intention to provide the proposed application with a sympathetic scale, form, and the use of appropriate materials which would complete and complement the property Church Farm house.