

Design & Access statement:

Proposed Garage Block & Driveway for:

**Stanley Lodge**  
**Fen Road**  
**Pakenham**  
**Bury St Edmunds**  
**IP31 2LS**

### **Introduction:**

The site, Stanley Lodge is a large plot of land amounting to just over half of an acre. Situated on the outskirts of the village, Fen Road is a quiet residential road, where the cottages, houses, chalets and bungalows are well-maintained. Irrespective of size, the vast majority benefit from a 1 or 2 car integral or detached garage block. Most dwellings along the road have their own individual style with a mix of periods, some modern, some traditional but also with many built in the 1970's and 1980's.

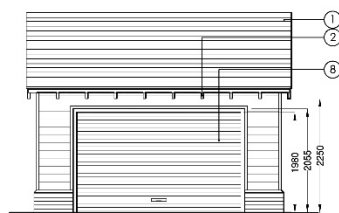


### **Design Rationale:**

Currently the property does not have a garage, despite the size of plot, with no or little storage for garden machinery and the like. Currently this equipment is stored in a container on site which naturally is not ideal practically, nor visually in-keeping. The owner of Stanley Lodge, Mr Tony Edgar, wishes to apply for planning permission to erect a single garage/storage block as indicated on the site plan (please refer to Drawing No. 23 0401/4sp). This would be accessed from the original site entrance,

which has been in existence since the building of 'Newbury' in the late 1950's. It is proposed that the overall height of the proposed garage would be no more than 4m in height, in line with the roofline of Stanley Lodge.

It would be consciously situated in order that it would have minimal visual impact from the road. That said, the materials would be carefully selected to be in-keeping with the Lodge. The plinth is proposed to be in Audley Antique brick to match, with composite weatherboarding as the main cladding for durability and sustainability. It is proposed that the cladding would be finished in a 'Woodland Cream' colourway (shown below). The roof is proposed as 20/20 clay tiles to again sympathise in style and colourway to the Lodge roof.

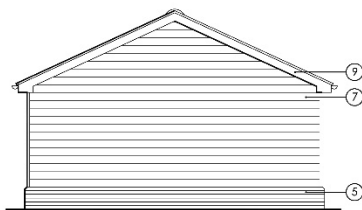


NORTH ELEVATION  
(as proposed), 1:50

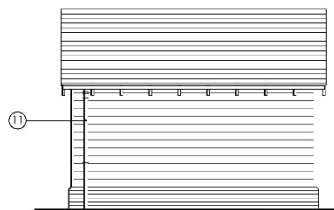


WEST ELEVATION  
(as proposed), 1:50

- ⑨ Barge boards to be painted in exterior sa/wood, colour to match adjoining Lodge, ref: fbc
- ⑩ Double glazed door set uPVC in cream with toughened glass sealed glassed units, overall size: 1400mm wide x 2100mm height
- ⑪ Black uPVC rainwater goods, gutters & downpipes



SOUTH ELEVATION  
(as proposed), 1:50



EAST ELEVATION  
(as proposed), 1:50

NB: Drawing to be read in conjunction with plan details as proposed (23-0401-1 pl).



Hardie Plank, Woodland Cream composite Weatherboarding



### **Street View, 2011**

As can be seen from the site image from 2011, the site since then has been vastly improved and thoughtfully and tastefully landscaped with a considerable personal time and effort from the owner of the property.



### **Street View montage, 2022**

The removal of the storage containers would further aid and enhance the street view of the property, given the construction of the garage block.

### **In summary:**

The planning proposal is predominantly intended to enhance the property's overall appearance and provide a cohesive solution, logically using the existing access as a dedicated driveway to the garage. This should ultimately elevate the site's integrity and enhance the property overall, ensuring it's more pleasing visually but, ostensibly a more practical storage solution for the owner's vehicle and garden equipment.

We hope that you will look favourably at these proposals and look forward in anticipation to a positive response.