

Design & Access Statement

Incl. Heritage Justification

PROPOSED NEW CAR PORT STRUCTURE



at

10a Willoughby Road, Morcott, Rutland, LE15 9DY

On behalf of
Mr & Mrs Bloomfield

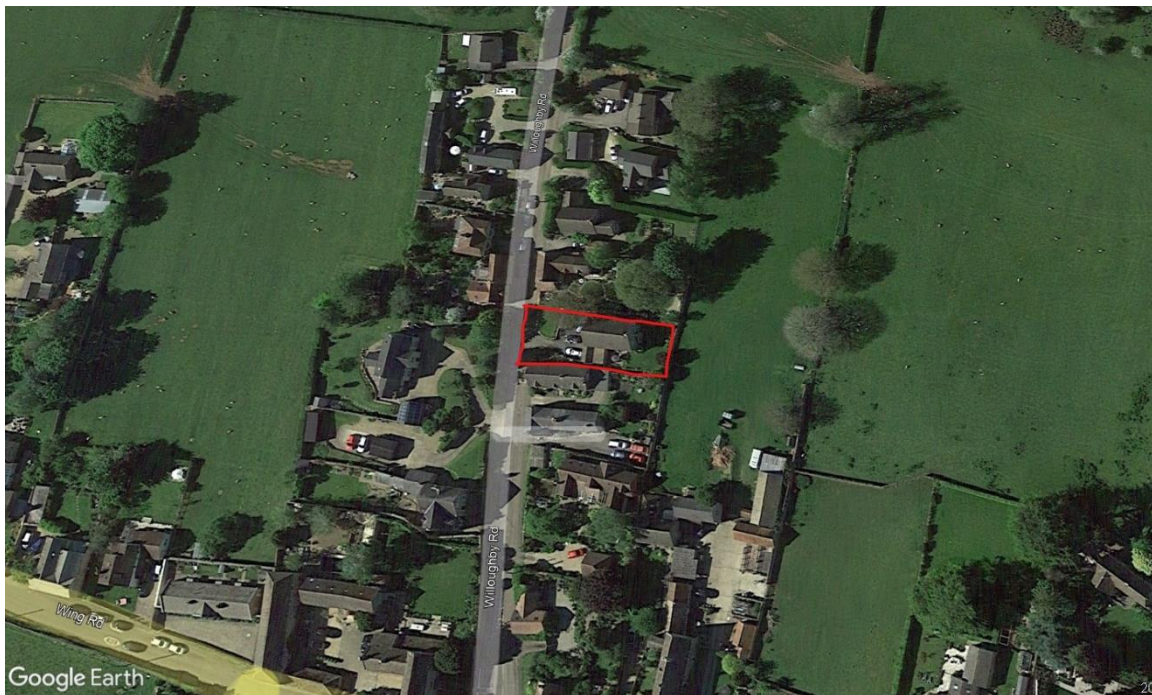
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1.0 Introduction

This document has been produced by Runcorn Architects Ltd on behalf of Mr and Mrs Bloomfield in support of the Householder Planning Application for proposed works at 10a Willoughby Road, Morcott. The purpose of this statement is to set out the context for, and to explain the design principles behind, the proposed works.



Google Earth images of the site location - *site outlined in red.*

2.0 Photos of Existing



Photos of existing front elevation and front driveway/ garden area.



Photos of the existing street scene including existing neighbouring structures.



Above photos – existing area of front driveway/ garden where proposed new structure is to be located, including neighbouring tree and existing fencing.

3.0 Amount

The existing is a detached two storey property with associated single storey garage, set back from the road and its immediate neighbouring properties. The proposed works include the following:

- New car port structure to front of property (approx. 35m2).

4.0 Setting

Immediate Setting

The site is located within the village of Morcott, just north of the A47, to the East of Uppingham and Southwest of Stamford.

The site sits within the local conservation area. There are several listed buildings in the local area, however none are within the sites immediate vicinity. See map below taken from Historic England's website:



Above map taken from Historic England's website. Application site noted with red dot and nearby listed structures are noted with purple triangles.

Planning History

No relevant recent applications have been made relating to the application site. All recent applications to the site relate to tree works.

Site Layout & Access:

The site layout will largely remain unaffected by the proposed works. The existing vehicle access from the road is to be retained and the new structure is proposed on an existing area of driveway/ hard landscaping.

The existing property has a large area for parking and vehicular turning, which will be retained. The proposed new structure aims to provide cover for some of the existing external parking area.

There will be no loss of off-street parking spaces. The required number of off-street parking spaces will be met.

5.0 Summary & Heritage Justification

The existing house is set back approximately 15+ metres from Willoughby Road. The neighbouring structures front the street scene resulting in a front garden area (within the application site) which is private and well-hidden, until close by on Willoughby Road.



The applicants aim is to create a structure which offers their parked cars shelter on the driveway.

Falling items and bird lime (see photo to left) from the neighbouring tree have caused damage to the cars over time. Moreover, a tent structure is currently erected on the drive to enable the applicant to work on restoring a car as a hobby – the new structure would negate the need for the tent structure, therefore tidying up the street scene.

The size, scale and material choices are deliberate, to create a structure which is subordinate to the existing property whilst being in keeping with the wider area.

The proposed roof design also ensures minimal impact visually on both the existing house and the immediate neighbours. Moreover, due to the positioning of the site, the existing site boundaries, the impact the proposed will have on the Conservation Area itself will be minimal.

The existing use, style and materiality of the dwelling has been considered in great detail and the proposals made aim to respect the wider area (including neighbouring properties), the existing property and enhance it, ensuring it meets the needs of the current owners.

6.0 Appendix 1

To assist in understanding the proposed structure in terms of design and materiality we offer the following precedent images:

