

## DESIGN AND ACCESS STATEMENT

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PROPOSED ERECTION OF GARAGE WITH ROOM OVER (REPLACING REMOVED  
CARTLODGE).

at

MEADOW COTTAGE, LOWER ROAD, BUXHALL, SUFFOLK, IP14 3DH

for

MR. & MRS. ROB & HILARY STEWART



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## **1.0 INTRODUCTION**

- 1.1 This Design and Access Statement accompanies a planning application at Meadow Cottage, Lower Road, Buxhall, Suffolk, IP14 3DH for the erection of garage with room over (replacing demolished cartlodge).
- 1.2 The Design & Access element of the statement sets out the design principles and concepts which have informed the proposed development.

## 2.0 EXISTING SITE

2.1 The application site is occupied by a dwelling, double garage, outbuildings and sheds.



Figure 1.  
Existing dwelling



Figure 2.  
Existing cartlodge (Recently removed)



Figure 3.  
Outbuildings/Office & Sheds (Recently removed)

2.2 The existing buildings are located on site as shown below:



● Meadow Cottage      ▲ Cartlodge (removed)      ■ Outbuilding/Sheds (Removed)

2.3 The main house is faced in pale render with a thatch and pantile roof.

2.4 The recently removed cartlodge was constructed from timber with clear polycarbonate corrugated roof. It had to be removed because it was in a bad state of repair.

2.5 The Outbuildings/Office and sheds were timber construction. These also recently had to be removed because they were in a bad state of repair.

2.6 The site is not in a conservation area and none of the buildings are listed.

### **3.0 DESIGN AND ACCESS STATEMENT**

- 3.1 The aim of the proposal is to replace the recently removed poor quality cartlodge and outbuilding/office and replace them with a double garage of higher quality construction with room over. The home owners aim to create:
- Two covered parking spaces.
  - Ground floor storage
  - First floor accommodation

#### **Use**

- 3.2 The recently removed outbuildings served the property with covered parking, storage and an office space. The proposed use is to recreate the covered parking, storage, and office in one building. The proposed building will remain as ancillary incidental use related to the dwelling.

#### **Amount**

- 3.3 The proposed footprint of the new garage is similar to the recently removed cartlodge.

#### **Layout**

- 3.4 The proposed garage is located in the same area as the recently removed cartlodge (see drawing 5964/1E).

#### **Scale**

- 3.5 The main ridge height is approx. 6.2m and the eaves height is approx 2.5m.

#### **Landscaping**

- 3.6 No new landscaping is proposed for this outbuilding.

#### **Appearance**

- 3.7 The design and materials are traditional and will fit in well in this rural setting: Natural Slates, Black Horizontal Boarding, Red facing bricks (Lime mortar/Flemish bond), Black finish doors.

#### **Access**

- 3.8 The existing vehicular access is unaffected by the proposals.
- 3.9 The four parking spaces retained meets and exceeds SCC Highways latest guidance (May 2019).

#### **4.0 CONCLUSION**

- 4.1 The proposed garage is of a design which would be in keeping with the existing pattern of development and respect the amenity of existing dwellings.
- 4.2 The development proposes a use that meets the needs of the home owners without any material impact on the setting.