

## **DESIGN STATEMENT (S2)**

BENNETTS FARMHOUSE, MAIN STREET, PADBURY MK18 2AY

### **Proposed detached building to rear of dwelling to provide garage and garden store**

#### **Existing 'garage'**

It should be noted that although the existing single storey rear linked 'garage' was shown as a garage on the property sales details and there is a garage door to the building, the depth of the building at 3.9metre would not accommodate a car and the building is used as a store for bicycles, garden furniture and gardening equipment etc.

#### **Design of proposed detached building**

The proposed detached building is to be located to the rear of the dwelling behind the existing rear single and alongside the shared access road to the fields at the rear.

The detached building would provide for one car park space with a further car park space in front of the garage door.

External materials for the garage would be roof in natural slate with lead roll details to hipped roof and ridge, the walls would be timber horizontal boarding stained and with clay brick plinth wall below.

Windows and doors to the detached building would be in treated softwood stained.

The appearance of the detached building is intended to look like that of an agricultural building and would reflect the character and appearance of a number of the converted farm buildings and new dwellings in Bennetts Close.

We would suggest that the proposed detached building, been located on the edge of the village and adjacent to fields at the rear, would not appear out of keeping in this setting.

The detached building been located at the rear of and some distance from the main dwelling Bennetts Farmhouse would not be detrimental to the appearance or setting of the Grade II Listed Building.