



DESIGN AND ACCESS STATEMENT

Erection of 2-bay oak framed garage

BRENDON COTTAGE, WOODHILL, CONGRESBURY BS49 5AF

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1. Introduction

This statement has been prepared in support of an application for the construction of a new 2 bay carport / garage at Brendon Cottage, Woodhill, Congresbury BS49 5AF. This statement presents a proposal for the erection of a 2-bay oak framed garage with a pitched roof set within a sheltered and partly screened area of the garden.

It is structured into sections with references made to documents included within the planning submission;

Section 2 - Details the context and background of the site.

Section 3 - Addresses the scale of the proposal.

Section 4 - Lists the relevant drawings/ documents and their references.

Section 5 - Provides information on specific details and considerations within the design proposal.

Section 6 - Details vehicular and pedestrian access to the site.

Section 7 - Provides an overview of the existing and proposed drainage for the site.

Section 8 - Covers details in relation to the impact of the proposal.

Section 9 - Provides photo evidence of the current condition.

Section 10 - Concludes the proposal.

2. Context and Background

The site of Brendon Cottage is located amongst a small collection of residential properties just off Woodhill Lane. Currently, the site is used as a hardstanding for the parking area and has recently been resurfaced with clean stone.

The applicant is the owner of Brendon Cottage and wishes to erect a new garage and carport.

The site is not located within any Flood Risk Zone.

In terms of planning history it is not believed that there is any previous application for a garage or outbuilding in this part of the garden.

3. Scale

The building has been reduced in height and size as much as possible without compromising functional use. The building will be approximately 6.5 metres wide and 5.6m metres deep. The relatively enclosed nature of the site means that the building will not have a detrimental impact on the neighbouring properties although the roofline will project slightly above the existing adjoining boundary wall to Fair Orchard. All of the immediate property owners apart from Fair Orchard have been consulted on the proposals.

4. Drawings/Documents

The following drawings are document have been submitted as part of the application:

- Design and Access Statement
- Location Plan
Proposed Site/Block Plan
- Proposed Floor Plans
- Proposed Elevations
- Planning Application

5. Design

The proposed garage is of traditional pitched roof with the ridge line running east/west.

The overall dimensions of the garage will be 6.5 metres wide and 5.6 metres deep, to provide adequate spatial requirements for 2 vehicle bays. The overall height of the garage will be 4.375 meters and the building will have the eaves height set at approx. 2.1 meters to accommodate the height of the vehicles. The base of the garage will be concrete.

The walls of the garage will be constructed from oak cladding and feature oak posts and sit on a low red brick plinth at the bottom of the wall. The roof will be covered with red clay tiles in a similar style to the main house.

The existing driveway will be kept as a crushed stone finish with no changes planned to the access.

6. Access and Boundaries

All access to the property is over the existing hardcore track and this is unaffected by the proposed development.

The southern boundary of the site adjoins the neighbouring property and is partially screened by an existing willow panel fence. The east boundary of the site currently comprises a substantial stone and brick wall measuring approximately 3.5 metres in height (although this steps down to follow the slope of the ground) meaning the garage will be substantially screened from the east (although part of the roof will extend above the top of the wall).

7. Drainage

There is no need for any new foul or surface water drainage for this proposal as roof water will discharge into a soakaway.

8. Impact of Proposal

The proposal will not require any changes to the existing compacted stone surface or the creation of a new entrance to the property. The proposal will also provide a space in which the owner can securely park and lock their vehicles. Due to the small scale nature of the proposal, it is considered that the visual impact and environmental impact of the project will be low.

9. Photographs

Photos to provide evidence of the current conditions of the site where the proposal will be situated.

IMAGE 1: This image shows the proposed location for the garage.



IMAGE 2: This image shows the current access into the proposed location of the garage



10. Conclusion

It is hoped that this proposal provide evidence that the design has been carefully considered to fit in with the surroundings and will be built using high quality hardwood materials and we hope that the application will be approved.