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Design Office**

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DESIGN and ACCESS STATEMENT

Reconstruction of Detached garage following severe Subsidence Related Damage



(Photograph taken in December 2022 prior to the structure being demolished for Health and Safety purposes.)

Reference: Crompton [REDACTED]

Risk Address:

“Jands”, Giddynap Lane, Amberley, Stroud GL5 5BA

Design and Access Statement

Design Principles and Concepts

1/ General

The proposed works comprise of the reconstruction of the detached garage, located to the rear left hand corner of the main property.

“Jands” is a detached property located in the area of Amberley. It is a property set into the side of a very steep hill and as such the front garden consists of a terrace which sits high above the nearby Giddynap Lane.

The terrace is surrounded by vegetation and hence due to this, and the elevated position of the property and site itself, the front garden is not visible from Giddynap Lane. Furthermore the garage is set back from the top of the slope to the drive thereby creating a less prominent position.

Due to the topology of the site, the only sensible place to install the replacement garage in its original position. The new garage structure will be finished in render matching the main house in colour thereby minimising the visual impact it has on its surroundings.

We understand that the property is located in the Cotswolds Area of Natural Beauty.

Please note that the original garage structure was demolished in January 2023 due to concern it was subject to imminent collapse due to its poor general condition. On demolishing the garage, the poorly built ‘retaining wall’ was then discovered to the right of the garage. This retaining wall will be rebuilt as part of the works.

We have researched the planning website to understand when the garage was originally built. We note that there is no mention of the garage from when the house was rebuilt in 2010 approx. The only mention of a garage we can find, is from 11.07.63, S.4490/b, when planning was sought for a ‘banbury garage with asbestos roofing and concrete wall panels’, however this is not the garage that was demolished earlier this year, and so we have to assume the prefabricated garage from 1963 was replaced at somepoint with the block garage that we are now looking to rebuild.

2/ Scale

The works consist of the erection of a replacement block built and rendered detached garage, with overall size slightly larger than the original structure, due to change of wall construction from solid to cavity. The overall size of new garage is 4.3m wide and 5.57m long. As the works are being undertaken under an insurance claim, the intention is to construct a garage to match that of the original structure while complying with current regulations.

3/ Layout

The layout of the site will remain unchanged.

4/ Landscaping and Appearance

All existing hard standings, grassland and vegetation will remain.

No trees to the steep slope will need to be pruned or felled to facilitate the works.

5/ Services

No additional services are required as the building will utilise the existing services to and from the site. Due to the structure already existing, there will be no greater impact on the existing infrastructure or services.

6/ Access Statement

There will be no alterations to the access to and from the Building; all existing access routes will be retained such that it will be no worse than the existing upon completion of the works.

7/ Photos (taken 05.07.23)



View looking up the steep drive towards the location of the garage

(now surrounded by orange fencing)



(Site of the original garage – cut into the slope)



(View looking down the drive towards the road)



(Front of Original Garage in Jan '23, when it was being demolished by hand)