

Garage to the rear of Cypress Cottage, Station Road, Sidmouth, EX10 8NZ

February 2024

Background & Design

Cypress Cottage is currently undergoing significant renovation and updating having been purchased by the new owners at the end of 2022.

The current proposal is to demolish the existing garage structure, which is constructed of exposed block, brick and timber, with an artificial slate roof and replace it with a timber frame construction with a slate roof, to match the existing house.

The date of construction of the existing garage is unknown, however the style is not in keeping with any other building in the vicinity. The internal layout is unsuitable for flexible storage as the garage is just over 4.5 metres deep and just about wide enough for a car to be stored but very limited space around it for access, tool storage and maintenance. There are 2 additional rooms at either end – one with external access and one without – access to the latter is via the car storage area.

The timber doors are outward opening, which gives no scope for automation and improved security.

The existing tarmac hardstanding would be removed, with the drive being extended to the back of the plot. The remainder of the previous hardstanding would become part of the garden, allowing better drainage over the area. The new drive area and new hardstanding would be covered with gravel (the existing block paved area would be retained), further improving drainage.

There would be no change to parking provision on the site.

Access

Existing vehicular and pedestrian access remains unchanged.

Heritage Statement

The new garage would be further away from all the surrounding listed buildings (Gwydir Cottage & Cypress Place), therefore there would be a reduced impact on them compared to the existing structure.

The new design is more sympathetic to the surrounding area.

No part of the structure will be visible from the road.