

Design and Access Statement

Application for carport and shed

Cliff Mill House

Southwell Road

Lowdham



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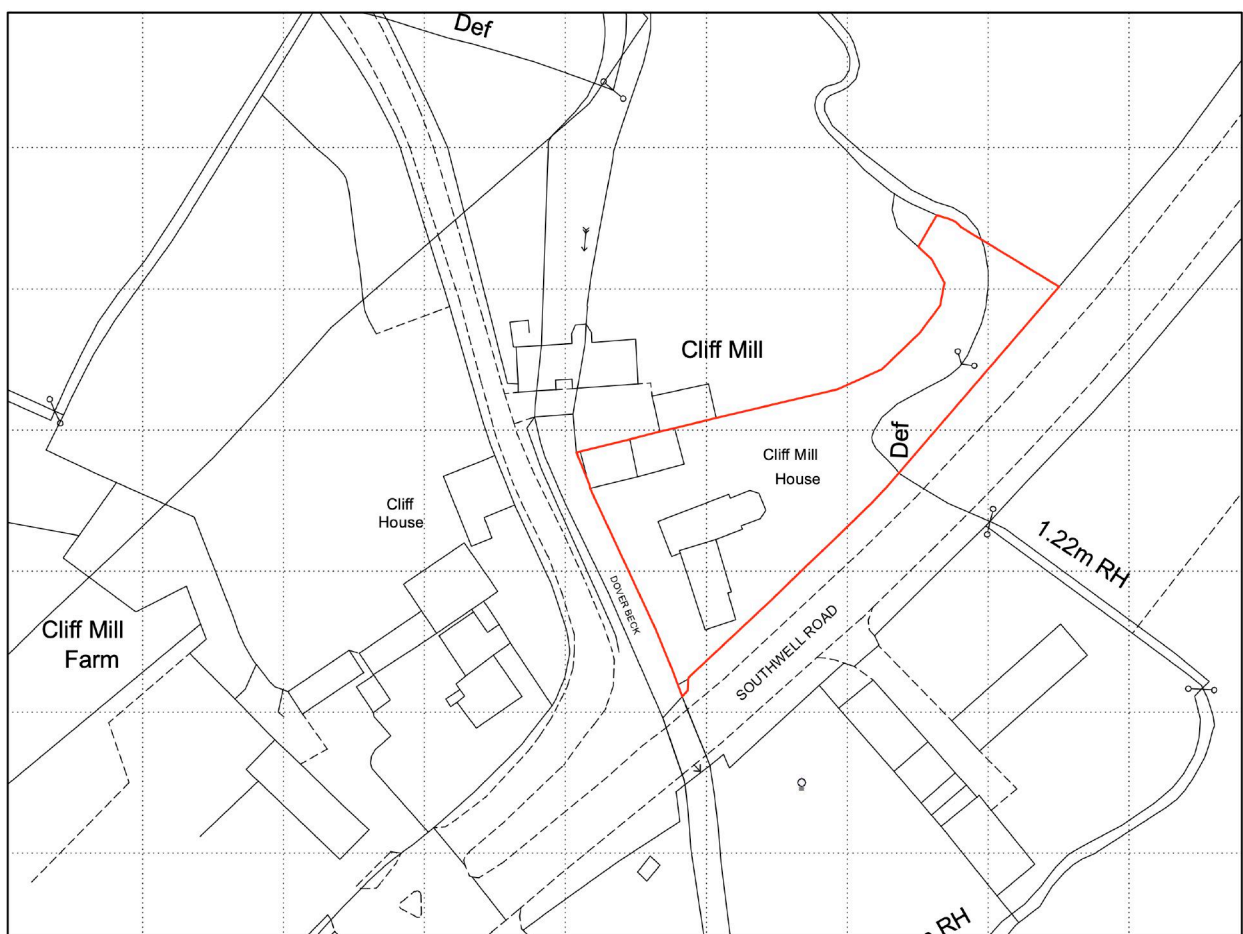
Site Analysis

Introduction

The Design and Access statement is part of a Householder Planning Application for a new carport and garden equipment shed

The site abuts a listed building (Cliff Mill) though it is not linked to the listing of that building.

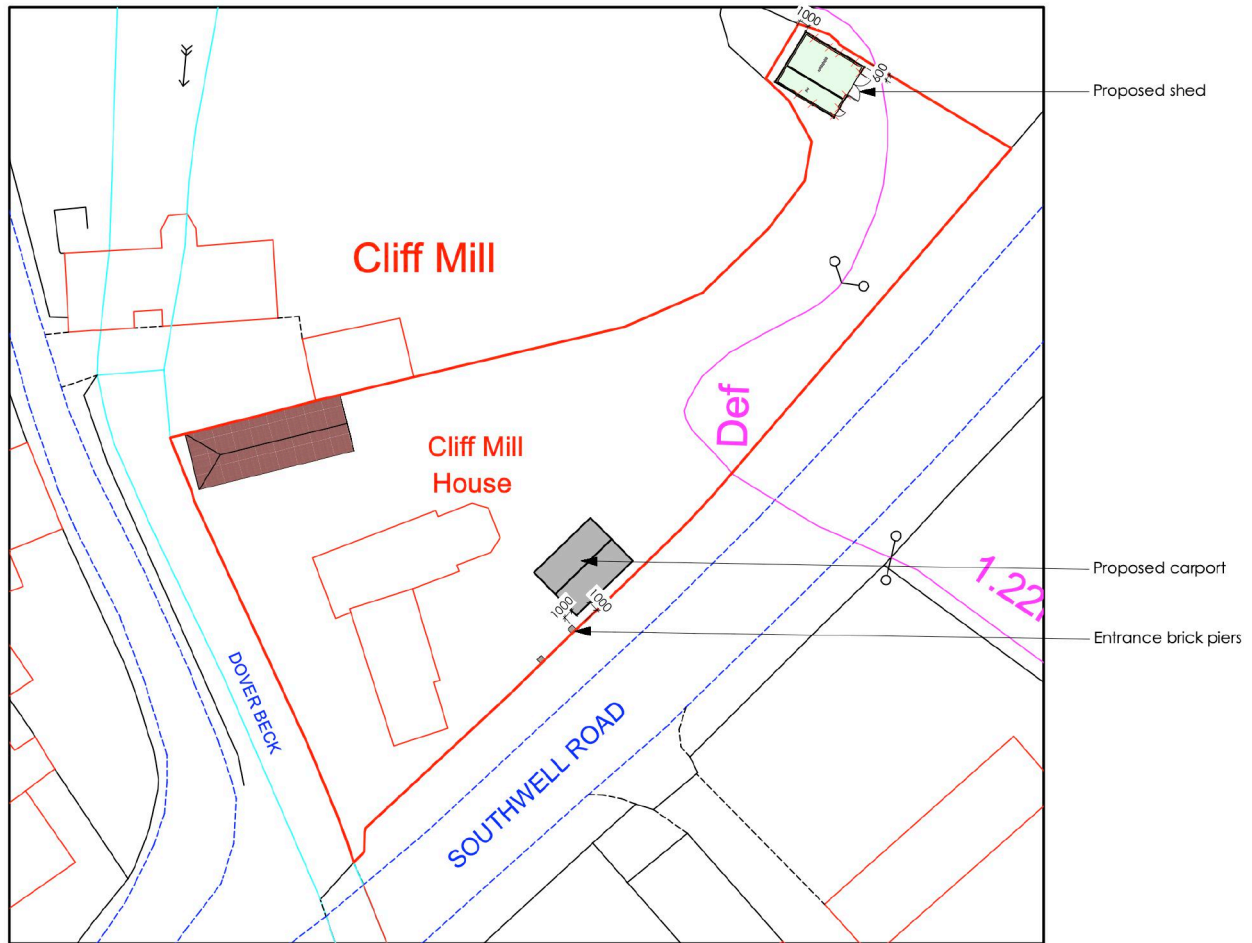
The site is located alongside the stream Dover Beck.



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Scope of Work.

The applicant is looking to provide a carport to provide additional cover for two vehicles and will be located close to the main entrance. The shed will be for the storage of gardening equipment and will be located at the far end of the site.



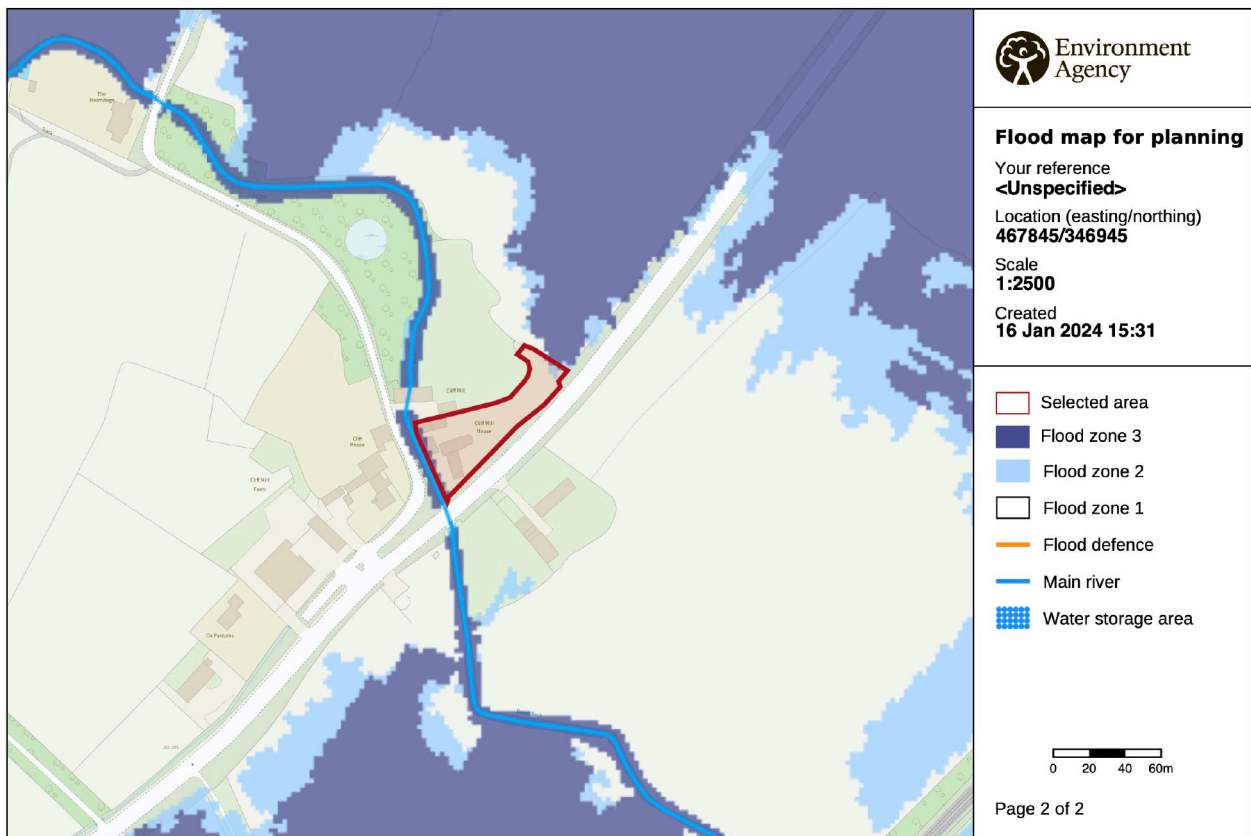
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Constraints

The site is no longer considered in a floodplain as indicated below, though as outbuildings they do not require a flood risk assessment.

The Grade 2 listed building of Cliff Mill is on the adjacent site. This building has been listed since 22nd October 1974. The plot for Cliff Mill House was formed on 20th June 1974, prior to the listing, and there are no records to indicate the barn was part of the mill.

There are hedges near to the proposed location of the carport, though these are the other side of a boundary fence and are unlikely to be affected by the limited construction for the carport, which is open and free standing.



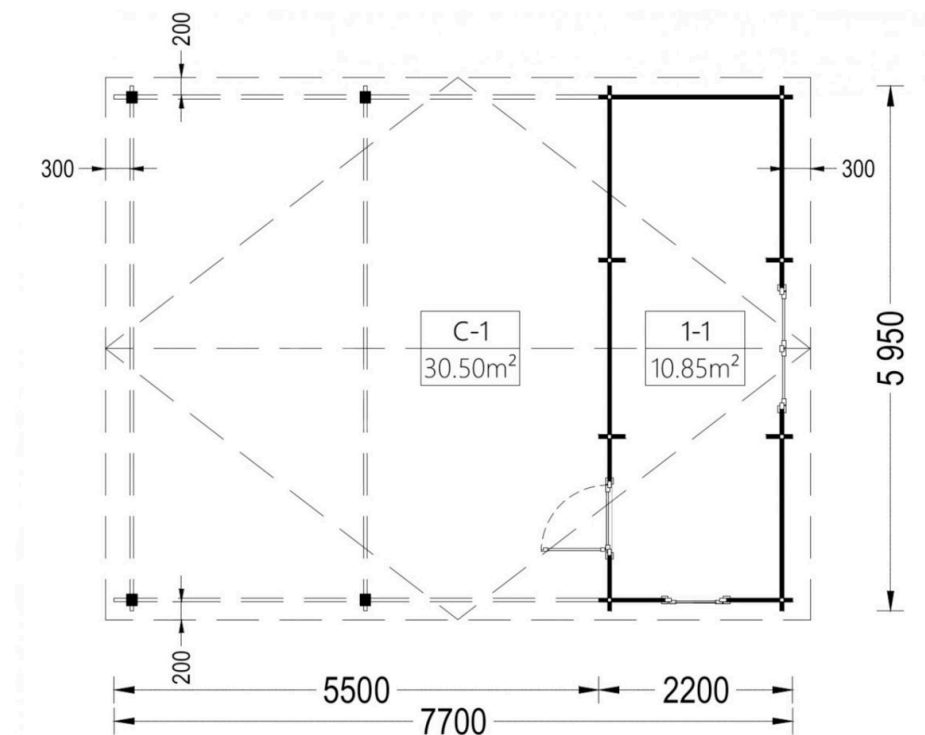
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Carport - Proposed

The carport is an 'off the shelf' unit supplied in kit form by the manufacturer. The carport itself would normally be within permitted development sizes but because it is to be located forward of the original building line and within 2m of the boundary planning is required. The materials are slow grown spruce with an EDPM roof covering. There is an additional small attached shed to the Client's choice of design, which will be utilised with regards to the vehicles etc. The existing stoned driveway will be extended under the carport providing natural drainage.



Manufacturer's illustration

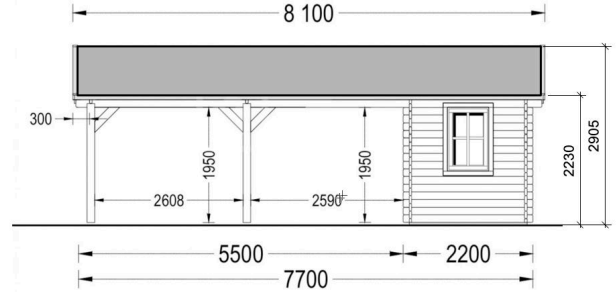


Manufacturer's plan

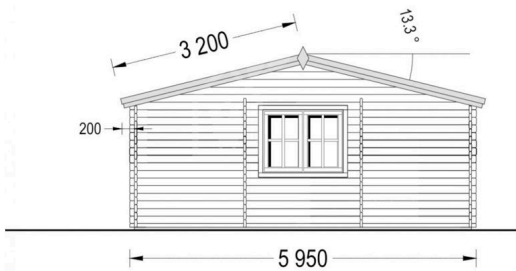
Carport - Proposed



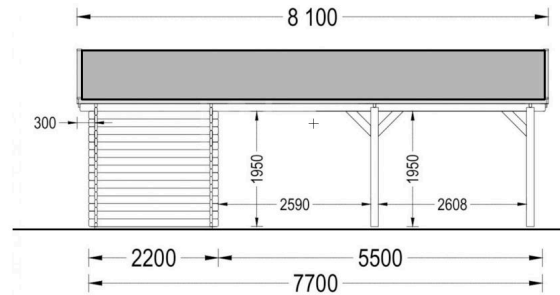
PROPOSED SOUTH WEST ELEVATION



PROPOSED SOUTH EAST ELEVATION



PROPOSED NORTH EAST ELEVATION

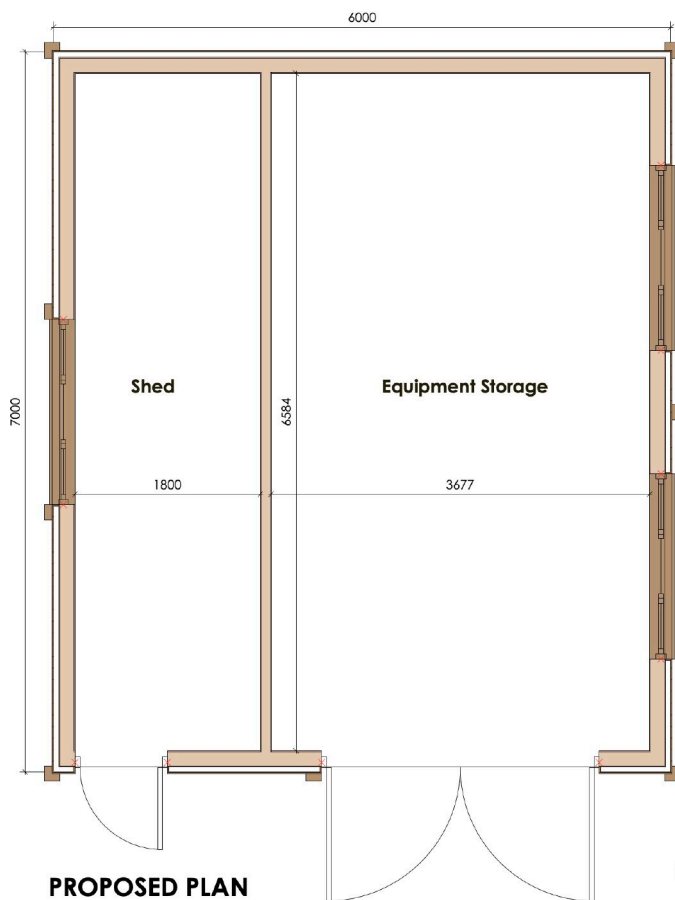


PROPOSED NORTH WEST ELEVATION

Manufacturer's elevations

Shed - Proposed

The garden shed is separate from the carport and located at the far end of the site. This shed is intended to be for the storage of garden machinery necessary for the maintenance of the large garden, along with part of the shed for gardening purposes. The shed would be built as a sturdy timber frame with a natural wood cladding and posts to imitate the carport. The roof would be mono-pitched with a single ply membrane. The building would be raised a minimum 150mm from the ground level to prevent the ingress of water. If required, ground screws would be utilised to support the floor and building, to reduce any impact on the roots of nearby trees etc.



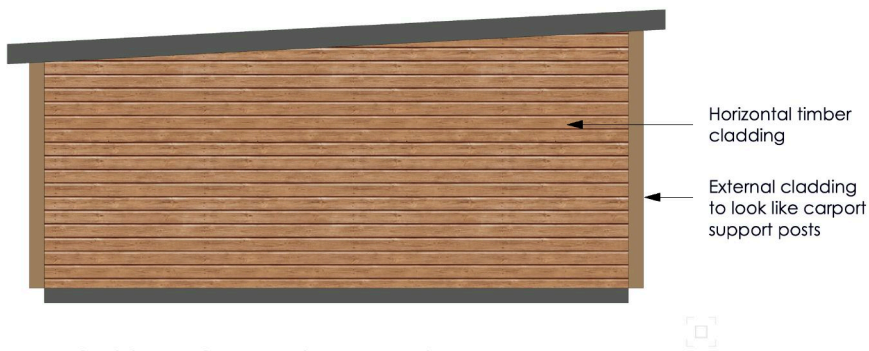
PROPOSED PLAN



Shed - Proposed



PROPOSED SOUTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION



PROPOSED NORTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION