

DESIGN AND ACCESS STATEMENT FOR
SUNDIAL COTTAGE, MAIN STREET, MATTERSEY.

DESIGN :- CARE HAS BEEN TAKEN IN THE DESIGN OF THE PROPOSED CARPORT/GARAGE AT SUNDIAL COTTAGE NOT TO BE A MAJOR IMPACT ON THE LISTED BUILDING (MATTERSEY HOUSE) TO THE NORTH OF THE PROPOSED DEVELOPMENT AND PROPERTIES TO THE EAST SIDE OF MAIN STREET AND WITHIN MATTERSEY CONSERVATION AREA. FOOT AND VEHICLE TRAFFIC USING MAIN STREET WOULD HAVE A LIMITED VIEW OF THE PROPOSED BUILDING BECAUSE OF THE NUMBER OF FRUIT TREES AND VARIOUS OTHER EVERGREEN TREES IN THE FRONT GARDEN OF SUNDIAL COTTAGE. ALL TO BE RETAINED AS EXISTING AND CAN BE VIEWED ON ENCLOSED PHOTOGRAPHS. THE EXISTING ACCESS AND DRIVEWAY AND DROP KERB WILL BE RETAINED AS IS. THE VIEW OF THE CARPORT/GARAGE FROM MAIN STREET WILL SHOW THE EXISTING GARDEN WALL WHICH WILL BE REPAIRED AND RETAINED FORMS THE REAR WALL OF THE PROPOSAL. AS SHOWN ON ENCLOSED PHOTOGRAPHS THIS WALL HAS SEVERAL BRICK ARCHES AND A SINGLE DOOR ALL OF WHICH WILL BE RETAINED. THIS WALL IS USED TO SUPPORT THE NEW PITCHED TILED ROOF. THE TILES TO BE USED ARE OLD ENGLISH CLAY PANTILES (ORANGE) AND THE PROFILE TO MATCH THE EXISTING BUILDINGS ON THE PROPOSED DEVELOPMENT SITE AND OTHER BUILDING IN THIS LOCATION.

THE VIEW OF THE PROPOSED BUILDING FROM MATTERSEY HOUSE WILL BE A GABLE END WALL BUILT USING OLD RED CLAY HANDMADE BRICKS. THESE BRICKS WILL BE RECLAIMED FROM VARIOUS GARDEN WALLS WITHIN THE PLOT SURROUNDING SUNDIAL COTTAGE WHICH WILL ENSURE A GOOD MATCH WITH THE EXISTING HOUSE.

THE VIEW IS FURTHER MORE RESTRICTED BY TWO BOUNDARY WALLS A GARAGE AND SEVERAL OUTBUILDINGS IN THE REAR OF LYNTHURST HOUSE. THIS PROPERTY IS SITUATED BETWEEN MATTERSEY HOUSE AND SUNDIAL COTTAGE.

ACCESS:- THE ACCESS TO THE PROPOSED CARPORT/GARAGE BUILDING IS VIA A 3.500MT. WIDE GRASS TRACK AND IS TO REMAIN AS EXISTING. THERE IS A DROPPED KERB IN THE TARMAC FOOTPATH ADJOINING MAIN STREET AND THE EXISTING OPENING IS FITTED WITH A FIVE BAR TIMBER FIELD GATE AND THIS WILL BE RETAINED.

THE SITE ACCESS GRASS TRACK RUNS TO THE WEST OF THE PLOT AND INTO A GRASS Paddock AREA WHICH IS USED AS A TURNING AREA AND CAR PARKING AREA. THERE ARE NO EXISTING OR PROPOSED HARDSTANDING AREA AND THE GRASSED AREAS WILL BE RETAINED AS IS. (SEE ATTACHED PHOTOGRAPHS.)

THE PROPOSED CARPORT/GARAGE IS TO BE BUILT OFF A CONCRETE SLAB. THE GRASS AND TOPSOIL TO BE SCRAPED AWAY TO A DEPTH OF 200MM. THIS WILL ALLOW FOR 100MM OF HARDCORE AND A 100MM CONCRETE SLAB. THE SLAB WILL FINISH LEVEL WITH THE SURROUNDING GRASS TRACK DRIVEWAY AND TURNING AREAS. NO STEPS OR RAMPS TO BE INSTALLED. THEREFORE WHEELCHAIR ACCESS FOR THE DISABLED WILL BE ACCOMMODATED.

SEE DRAWING NOS 112/14/1 TO 112/14/5 AND PHOTOGRAPHS No 1-11 FOR FURTHER INFORMATION.

PREPARED BY TF DATED 23/2/24.

PHOTOGRAPHS :-

- No 1, No 2, No 3 SHOWS THE EXISTING GARDEN WALL WHICH WILL FORM THE REAR WALL OF THE PROPOSED CARPORT / GARAGE.
- No 4 ACCESS DRIVEWAY.
- No 5, No 6, No 7 SITE AREA TO ACCOMMODATE THE PROPOSED CARPORT / GARAGE BLOCK.
- No 8, No 9, GRASSED TURNING AREA TO BE RETAINED AS EXISTING
- No 10. GATE AND ACCESS TRACK TO BE RETAINED AS EXISTING.
- No 11. FRONT BOUNDARY WALL TO SUNDIAL COTTAGE AS VIEWED FROM MAIN STREET.





No. 2



No. 3.



WALL TO BE RETAINED

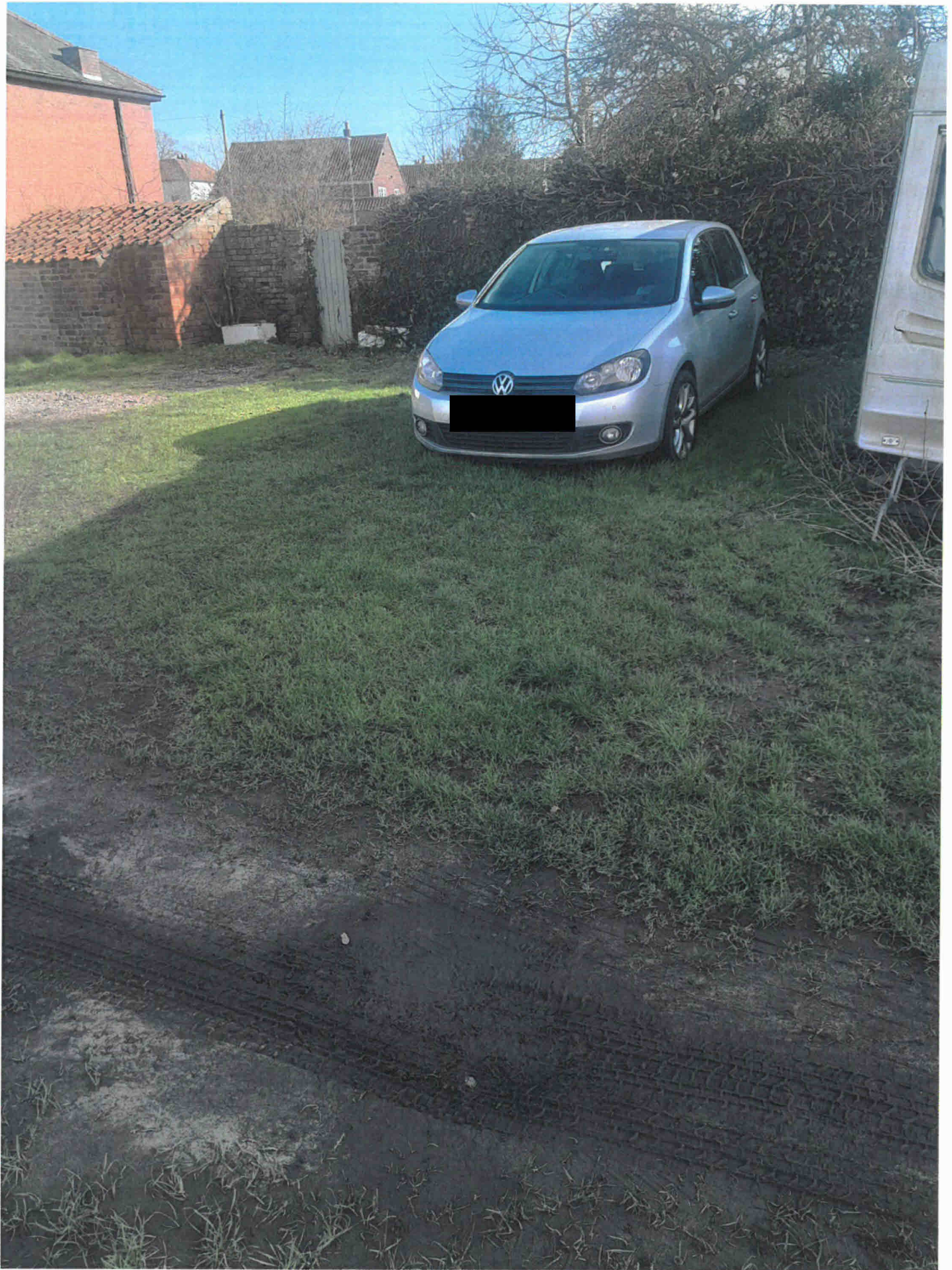




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No. 6.



No. 7.



No. 8.



No. 9.



No. 10.



No. 11.