



Design & Access Statement



Proposed 3 bay cartlodge/storage building including home office over.

Brakefield Farm, High Hall Rd, Nettlestead, Suffolk, IP8 4QZ

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1.0 Introduction

This Statement is submitted in support of the application for a proposed two storey cartlodge at Brakefield Farm , Nettlestead. The cartlodge will have 2 bays for parking and a garden storage area. The first floor will be utilised for a home office.

The property is not listed or in a conservation area.

2.0 Existing House / Use

The use of the existing house and land remains as C3 residential.

3.0 Amount / Scale

The proposed cartlodge will be 10.6m x 7m measured externally. The ridge height will be approximately 6.9m.

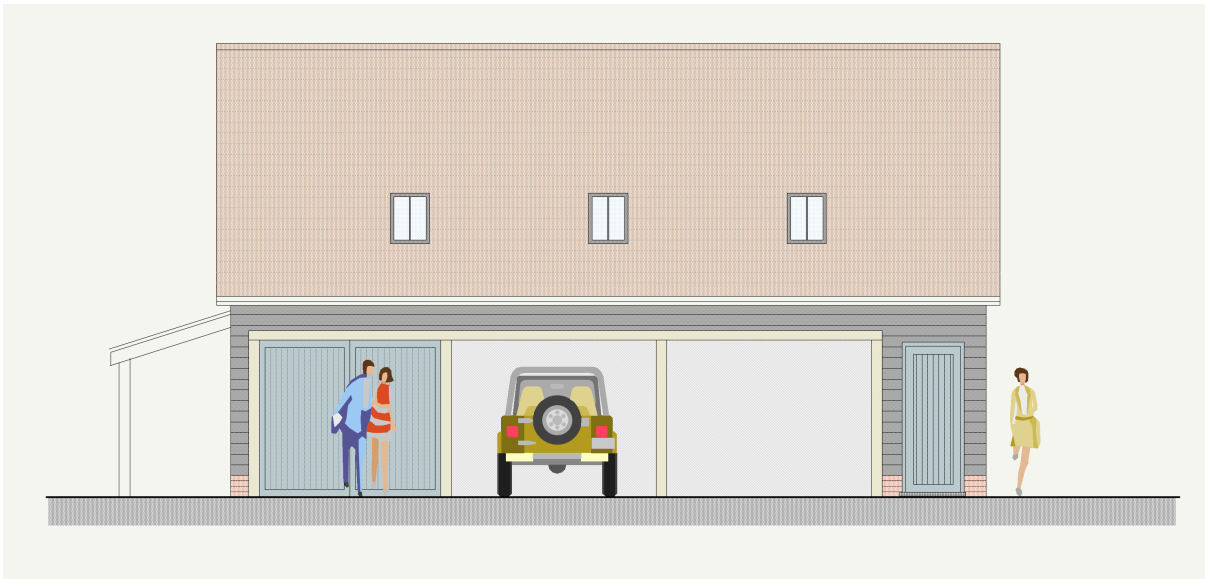
4.0 Layout/Appearance

The proposal is for a barn style building using traditional materials. The walls will have a soft red brick plinth with black stained weatherboarding. The roof will be finished in a 'restoration' pantile.

The appearance of the cartlodge will blend in with the surrounding buildings.

The position and orientation has been considered to have least impact on the neighbouring property and so that the existing driveway can be utilised. The cartlodge is 'clustered' with the main house but set

back and subservient to the host dwelling in size and height.



The applicants run a successful local window blind company and the home office will allow the family to occasionally work from home. No public visits, meetings etc would be held at the home office so traffic movements are unaffected.

5.0 Access

Access unaffected by this application.