

PL003 Design and Access Statement

February 2024

Applicant

Mrs Casale

99 Copperfield Gardens, Brentwood, CM14 4UE

1. Purpose of document

This Design & Access Statement has been prepared by N2 Studio on behalf of the applicant, in support of a planning application for the conversion of an existing detached garage with a side extension into an annexe. This Design Statement addresses the key elements of the project and describes the design and access proposals for the scheme.

This Design Statement should be read in conjunction with the following documents, which have been submitted with the application:

- PL001 Existing Plans
- PL002 Proposed Plans

2. Existing Site

The site is located at the end of Copperfield Gardens from a private driveway which gives access to 3 detached bungalows. 99 Copperfield Gardens is at the end of this driveway. To the west and south the property is bound by allotments, to the east boundary is 97 Copperfield Gardens and the north is open space beyond which is Cleves Avenue, seen below in Figure 1. The property is not listed and does not sit within a conservation area. The proposal will not have any bearing on the nearby Highwood hospital conservation area.



Figure 1: Location plan

99 Copperfield Gardens is a plot of approximately 0.087 hectares. The main dwelling house is a 3 bedroom bungalow located in the south east of the properties red line. There are 2 existing detached garages within the property one in the north east corner and one in the south west neither of which are used for car parking. To the right of the property is a drive way where 3 cars can be parked in a linear arrangement. The large garden also has a timber shed.



Figure 2: Site boundary

3. Proposal

The proposal is to convert the garage in the south west of the property along with a side extension into a habitable space to be used as additional flexible accommodation by the owners of 99 Copperfield Gardens.

The existing garage is red brick with white boarding to the gable and a tiled roof seen below in Figure 3 and 4.



Figure 3. Front elevation



Figure 4. Side elevation

The proposed design will extend the garage to the north and include fenestration changes to the front of the garage with the removal of the garage door to be replaced by a window. The ridge level of the extension will be at the same level as the existing garage roof line.

The proposal will have minimal impact on neighbouring properties due to the properties adjacencies and the limited extension to the existing building. No trees or planting will need to be removed in the construction of this building.

The proposed materials will match the existing garage with the use of red brick, white boarding and roof tiles to match the existing.

4. Accommodation and use

The proposed converted dwelling will be used as supplementary accommodation in association to the main property.

5. Scale

The proposed extension will add 15m² internal area to the existing garage to accommodate the proposed uses. There is no change to the existing buildings overall height and the side extension will tie in with the existing buildings eaves and ridge heights.

6. Access

Vehicular and pedestrian access to the site will be via the already established access from Copperfield Gardens with no new access requirements for the proposed building.