

Design & Access Statement

Erection of Oak framed Garage at Abbey Cottage, Main Street, Swine, H11 4JE

This Design & Access statement has been produced to accompany a householder planning application that seeks permission for an Oak framed Garage to the side of Abbey Cottage, located 1 metre south of a neighbouring Garage structure.

Based on planning history the relevant East Riding Local Plan Strategy Document (April 2016) planning policies are;

- Policy SP4: Supporting development in Villages and the Countryside
- Policy ENV1: Integrating high quality design
- Policy ENV3: Valuing our heritage

Abbey Cottage is located within the Swine Conservation Area as outlined by East Riding of Yorkshire Council. As such, it is of paramount importance that any development within this area protects and enhances the existing historic form.

The proposal would comprise of an oak weatherboard structure of identical dimensions, 6.1 metres in width and 6.1 metres in length. There would be a brick base that would match the existing house and a Spanish Slate roof. The Garage would reach a height of 3.8 metres.

The use is wholly domestic. The Garage would provide suitable parking facilities for the residents of Abbey Cottage. There is to be no change in use and as such the proposal is entirely appropriate in principle and would not impact the appearance of the Conservation area.

The Oak frame would 'silver-off' over time, helping it to appear weathered-in to its surroundings. It would clearly appear as a subservient, visually lightweight and contemporary addition to the existing built form. Its form of construction and the nature of its design/materials would allow it to be visually differentiated from the original form, enabling successive evolution to be easily read.

No new landscaping is specifically proposed as a part of this minor householder application. No trees or visually significant areas of garden/landscaping would have to be removed to accommodate the proposal.

Therefore, the landscape setting of the existing building would not be materially affected and the quality/character of the wider area in landscape terms would not be harmed. There would be no material impact on the wider scenic beauty of the Conservation Area.

The proposed Garage would be constructed using oak sourced from PEFC certified well managed sustainable and renewable forests, whilst the traditional carpentry methods to be employed rely less on the use of modern power tools and would provide a structure that could be more easily dismantled and reused elsewhere if required. The proposed construction method and materials to be used are therefore highly sustainable.

The above demonstrates that the nature of the design, layout, construction and appearance of the proposed Garage would not unduly harm the character of the host dwelling, or that of the wider Conservation area in which it sits.

The proposed Garage would be a single storey oak framed structure with an open sided-front.

The proposal would be a visually lightweight, subservient and sustainable addition to the built form at Abbey Cottage.