

## **DESIGN AND ACCESS STATEMENT**

Proposed double bay garage with incidental accommodation at Hammons Court,  
Marden, Kent TN129LS.

### **Introduction:**

This planning statement has been prepared to accompany a Householder Planning Application for a proposed double bay garage with incidental accommodation. This statement will examine the character of the application site and the constraints of the existing garage. This statement is to be read in conjunction with the existing and proposed architectural drawings.

### **Site:**

The site is situated off Plain Rd on the outskirts of Marden village and is adjacent to two properties Plain Oast and Plain Cottages.

Gated access is located to the south of the main dwelling leading to a small existing two bay garage which was granted planning permission in 2012. The existing outbuilding to the south east of the main dwelling has been linked via a glass passage in 2013 creating a courtyard area off the main drive. A patio and large garden area with a tennis court and swimming pool to the east of the site looks over the rural countryside.

### **Reason for the proposal:**

Permission is sought for a 'Proposed double bay garage with incidental accommodation at Hammons Court, Marden, Kent TN129LS.'

The current owners Mr and Mrs Coulson of Hammons Court have found the existing garage to a structure and area internally which makes it difficult to park high value cars, therefore the space has become redundant. Due to the existing location of the garage, there isn't enough space for cars to park in front of the garage and turn around comfortably between the buildings.

The existing garage has been designed with a catslide roof which makes it very difficult to alter and or extend to facilitate incidental accommodation using the existing structure.

### **Proposal:**

For the reasons above, the proposal seeks to demolish the existing garage and erect a new single storey structure for both a larger garage space and incidental accommodation. The new proposed building will be situated 2m to the east from the original garage building line. This adjustment will enable easier parking in front of the garage and smoother manoeuvrability for vehicles exiting the property. The redesigned garage will feature a single up-and-over door without a central dividing post, ensuring convenient access for vehicles. The additional space will be divided into two areas, serving as a bedroom and a living area respectively providing a separate space for guests away from the main dwelling. Bifold doors will provide direct access to the garden, allowing seamless transition between indoor and outdoor spaces while maximizing natural light within the interior.

The proposed garage will be replacing an existing building and has a fully hipped roof to reduce the visual mass when being viewed externally.

### **Material**

The proposed extension material treatment of the scheme is to match the existing dwelling.

The soft palette of materials are as follows;

- Black horizontal timber cladding
- Brick
- Clay roof tiles
- Timber posts
- Timber or aluminium framed windows . Dark grey finish
- Timber or aluminium framed doors . Dark grey finish
- Metal framed sliding up and over garage door .

**Conclusion:**

In conclusion, by repositioning the proposed garage 2m to the east improves vehicle manoeuvrability on the driveway. The incorporation of a single up-and-over door without a central dividing post ensures convenient vehicle access thereby increasing overall functionality. The division of the additional space into separate bedroom and living areas offers flexibility and additional accommodation options to the main dwelling. Furthermore, the utilization of a fully hipped roof design mitigates visual bulkiness from surrounding properties.