

1.0 USE

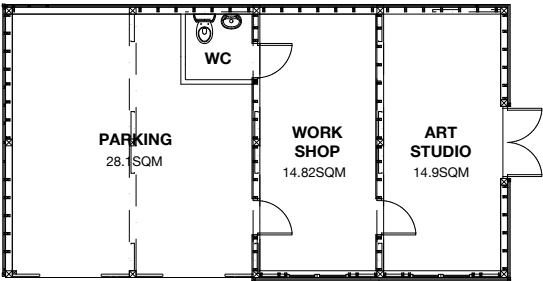
THE PROPOSED DEVELOPMENT COMPRISES A DETACHED FOUR-BAY GARAGE TO SERVE THE EXISTING RESIDENTIAL PROPERTY, WHICH FALLS WITHIN USE CLASS C3. THE GARAGE IS INTENDED SOLELY FOR ANCILLARY RESIDENTIAL USE IN CONNECTION WITH THE MAIN DWELLING.

2.0 AMOUNT

THE PROPOSAL IS FOR A DETACHED FOUR-BAY GARAGE WITH A TOTAL FLOOR AREA OF 60.82SQM. THE LAYOUT COMPRISES OF:

- TWO BAYS PROVIDING PARKING FOR THE EXISTING DWELLING. (28.81 SQM)
- ONE ENCLOSED WORKSHOP FOR DOMESTIC USE ONLY. (14.82 SQM)
- ONE ART STUDIO FOR PERSONAL CREATIVE ACTIVITY ASSOCIATED WITH THE MAIN RESIDENCE. (14.9SQM)
- A SMALL WC TO SERVE THE WORKSHOP AND STUDIO, ENSURING CONVENIENCE FOR THE OCCUPIERS. (2.29SQM)

THE BUILDING REMAINS ANCILLARY TO THE HOST DWELLING (USE CLASS C3)



3.0 LAYOUT

THE PROPOSED GARAGE IS DESIGNED AS A DETACHED OUTBUILDING POSITIONED WITHIN THE SITE CURTILAGE. THE INTERNAL ARRANGEMENT PROVIDES TWO OPEN CAR PORTS ON ONE SIDE TO ACCOMMODATE VEHICLE PARKING, ALONGSIDE AN ENCLOSED WORKSHOP AND ART STUDIO ON THE OTHER BAYS. A SMALL WC IS INCLUDED TO SERVE THE WORKSHOP AND STUDIO, IMPROVING USABILITY FOR DOMESTIC PURPOSES. THE LAYOUT ENSURES THAT THE STRUCTURE FUNCTIONS ENTIRELY AS AN ANCILLARY FACILITY TO THE MAIN DWELLING, SUPPORTING PARKING, STORAGE, AND INCIDENTAL HOBBY USE.

4.0 SCALE

THE PROPOSED GARAGE HAS A TOTAL FLOOR AREA 60.82SQM AND IS DESIGNED TO REMAIN SUBSERVIENT IN SCALE TO THE HOST DWELLING AND, WHERE APPLICABLE MATCH THE VENACULAR OF THE EXISTING DWELLING.

THE STRUCTURE IS PROPORTIONATE TO THE RESIDENTIAL PLOT AND PROVIDES A BALANCE BETWEEN COVERED PARKING AND SMALL ANCILLARY WORKSPACES WITHOUT APPEARING DOMINANT OR OUT OF CHARACTER. THE HEIGHT AND MASSING HAVE BEEN KEPT MODEST TO ENSURE THE GARAGE READS AS AN OUTBUILDING, CLEARLY SECONDARY TO THE MAIN HOUSE. THE PROPOSED SCALE IS APPROPRIATE FOR DOMESTIC ANCILLARY USE AND SITS COMFORTABLY WITHIN THE SITE WITHOUT RESULTING IN OVERDEVELOPMENT OR ADVERSE IMPACTS ON THE ADJOINING COMMERCIAL PROPERTY.

5.0 LANDSCAPING

THE PROPOSED GARAGE WILL INTEGRATE WITH THE EXISTING GARDEN AND DRIVEWAY LAYOUT. FROM THE EDGE OF THE EXISTING DRIVEWAY TO THE NEW GARAGE, GRASS REINFORCEMENT MATTING WILL BE INSTALLED. THIS APPROACH ENSURES A STABLE PERMEABLE SURFACE SUITABLE FOR VEHICULAR ACCESS, WHILST MAINTAINING THE APPEARANCE OF A GREEN, LANDSCAPED AREA RATHER THAN INTRODUCING ADDITIONAL HARDSTANDING - MINIMISING VISUAL IMPACT AND SUPPORTING SUSTAINABLE DRAINAGE. NO SIGNIFICANT ALTERATIONS ARE PROPOSED TO BOUNDARY TREATMENTS, EXISTING TREES, OR WIDER PLANTING. ANY SMALL AREAS OF DISTURBED GROUND AROUND THE BASE OF THE GARAGE WILL BE REINSTATED.

6.0 APPEARANCE

THE PROPOSED GARAGE HAS BEEN DESIGNED TO COMPLEMENT THE CHARACTER OF THE EXISTING DWELLING AND LOCAL VERNACULAR.



1. EXPOSED STRUCTURAL FRAME; OAK FRAME NATURAL FINISH
2. WALLS: SOFTWOOD FEATHEREDGE WEATHERBOARDING
3. DOORS/GLAZING: HERITAGE-STYLE PATIO DOORS & WINDOWS TO MATCH EXISTING DWELLING
4. ROOF: RED CLAY PLAIN TILES WITH MATCHING RIDGE TILES, CONSISTENT WITH THE MAIN HOUSE.

7.0 ACCESS

ACCESS TO THE PROPOSED GARAGE WILL BE PROVIDED AS A NATURAL EXTENSION OF THE EXISTING DRIVEWAY, ENSURING SAFE AND CONVENIENT VEHICULAR MOVEMENT WITHIN THE SITE. THE LAYOUT ALLOWS CARS TO ENTER AND EXIT THE CAR PORTS WITH EASE, WITHOUT AFFECTING THE EXISTING ACCESS ARRANGEMENTS ONTO THE PUBLIC HIGHWAY. PEDESTRIAN ACCESS TO THE WORKSHOP AND ART STUDIO SPACES IS STRAIGHTFORWARD, WITH LEVEL THRESHOLDS DESIGNED IN ACCORDANCE WITH APPROVED DOCUMENT PART M TO PROVIDE SAFE AND CONVENIENT ENTRY. THE RELATIONSHIP BETWEEN THE GARAGE, DRIVEWAY, AND DWELLING ENSURES THAT WALKING ROUTES ARE PRACTICAL, DIRECT, AND SUITABLE FOR ALL USERS.

KEEPERS COTTAGE
PICKWELL LANE
ANSTY
HAYWARDS HEATH
RH17 5AP

TITLE: DESIGN & ACCESS STATEMENT

DWG: 001DWG25500

SCALE: 1:100

REV: -

DATE: JULY 25