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DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal (as shown by the drawings by Oak Ridge Design) is for a double garage at the above location. The current garage (attached to the bungalow) is far too small for all but the smallest of modern cars and does not give enough space for the current 4.8m by 2.4m parking space.

In addition, the front of the bungalow is surrounded by trees that give off tree sap that drips onto the owner's cars - thus potentially damaging the paintwork. A tree was recently taken down (with full permission) and will be replaced with an agreed species of tree once the final position of the proposed garage is agreed and approved.

Whilst a garage in the front garden/driveway is not ideal, there is no other position for a garage and several other dwellings in the road and area have already erected garages in front garden/driveway locations. Presumably for the same reasons; the original garages being too small and the properties being those that deserve/need covered parking.

Design

As shown by the drawings, the garage design has a number of facets:

- In keeping with both the location and the existing house whilst also being subservient to the existing property.
- The design deliberately softens the visual impact to neighbours and visitors to the area by presenting a low elevation that gradually rises to less than 4m in height.
- The footprint of the proposed garage is easily accommodated within the large front garden/driveway.

Materials

As shown by the drawings by Oak Ridge Design with foundation slab to be a reinforced concrete slab of minimum dimensions so as not to disturb any roots to the trees.

Site & Floor Levels

The site is flat and the floor level of the garage will only be slightly higher than the ground level.

Parking and Occupancy

Occupancy is not being increased and secure/covered parking accommodation is being increased from one to two cars.

Landscaping

There will be no significant landscaping.

Boundaries

No significant changes to any boundaries and are shown by the block plan.

Access

There are no accessibility issues as access for pedestrians, vehicles or emergency services will not be restricted what-so-ever.

Summary

As shown by the sympathetic design (see the drawings and the photographs on the next page) the garage would fit nicely into the locality without any detrimental impact on neighbouring properties or the main dwelling/house. The structure would not overshadow any neighbouring properties as the visual mass is in keeping with existing dwellings and their garages in the area.



Example of front and side of the garage only not with roller shutter doors



Example of rear and side of the garage

CAD - ARCHITECTURE - DESIGN