



**DESIGN AND ACCESS STATEMENT
CONCERNING
CONSTRUCTION OF A GARAGE AND STORE
AT
WATERCRESS COTTAGE, 7 NORTH CLOSE,
HAVANT, HAMPSHIRE, PO9 2TE.**

The Design Component.

Amount of Development.

The following elements are contained within this application.

1/ The construction of a Garage and Store.

The Layout

The proposed Garage and Store is to be located south east of the main house upon the site of an original garage which was removed a few years ago. The site benefits from well established screening of a laurel hedge.

The Scale

The total footprint area is 30.55 sq metres with a maximum ridge height of 3.265m.

Landscaping

There is no landscaping scheme included with this application as it benefits from existing screening and the whole site is well screened with established shrubs and small trees.

Appearance

The proposed Garage and Store will be of traditional timber construction under a cedar shingle roof and will blend well into the garden surroundings with the watercress bed.

The Context Appraisal

The property is set in grounds which include old watercress beds and substantial gardens. The house was constructed in 1951 of brick painted elevations under a clay tiled roof. It's accommodation comprises of 4 bedrooms, 2 reception rooms and kitchen.

Outside there is a concrete block garage which stores the larger garden equipment. The grounds are made up of well established garden and the original watercress beds.

The property is surrounded upon all sides by residential property but the whole grounds are well screened.

Involvement

No pre application advice taken.

Evaluation

This a reasonable proposal which provides the property with secure parking and storage for smaller garden equipment upon the site of the original garage site.

The proposed Garage and Store will be constructed of traditional timber construction under a cedar shingle roof which will blend well into the surrounding garden by weathering to a rustic grey after approximately 18 months.

The ground level at which the proposed garage will be built is approximately between 1.0 metre below the level of North Close and the surrounding properties.

It will provide no visual impact to the area and makes no changes to the existing driveway.

Access Design Philosophy on the Scheme

This application will not increase traffic movements to the property and is upon level ground from the main house, so providing easy access for a disabled person.

Conclusions

This is a reasonable proposal which simply provides for secure parking and storage to the property and is of good quality materials which will blend into the garden surrounds.