

DESIGN & ACCESS STATEMENT

Client: D Brown Building Contractors Ltd
Project: Proposed Garage & Store, Seas End Road, Moulton Seas End, Spalding, Lincs.
Ref: 121501
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INTRODUCTION

The application is for a domestic garage and store at Waitte's Farm Barns, Seas End Road, Moulton Seas End.

The site currently has planning permission for a single dwelling (barn conversion), under permission H13-0680-15 and non-material amendment H13-1144-15. The single dwelling is currently under construction.

USE

The proposed garage and store is for domestic use in connection with the adjacent dwelling.

AMOUNT

The garage will accommodate 3 vehicles and there are 3 separate storage rooms plus an attic roof space (accessed via a loft access trap door) for additional storage. The total gross internal ground floor area will be in the region of 107.1sq.m.

LAYOUT

The proposed garage and store will be sited to the rear of the existing barn conversion, adjacent to the north-east site boundary and accessed via the existing driveway off Seas End Road.

The building is an 'L' shape in plan with the garage occupying the main front element and the stores forming a small wing to the rear.

SCALE

The scale is partly determined by its purpose to accommodate motor vehicles. The scale is, however, sympathetic to that of the barn conversion and overall is subservient to the host dwelling. The garage element appears as a single storey barn with the rear wing reminiscent of stables.

The overall height of the proposal is approx 6.55m. The height of the gable of the two-storey barn conversion is in the region of 7.8m.

It is proposed that the finished floor level will align with that of the existing barn conversion dwelling.

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LANDSCAPING

The landscaping will be in accordance with planning permission H13-0569-15 (Condition 5 of H13-0680-15). The proposal does not adversely affect the approved landscaping proposals. The gravel driveway will be extended up to the front of the garage and stores.

APPEARANCE

The proposal has been designed in a style to integrate visually with the existing barn conversion, appearing as a cohesive element of the barn complex.

The eaves height and roof pitch is sympathetic to that of the barn conversion.

The scale and proportion of door openings are in keeping with the existing dwelling and that of a traditional rural building. Arched heads are proposed that reflect those of the barn conversion.

The materials will match those approved and used on the barn conversion and include:-

Walls of reclaimed red bricks.

Roof of natural reclaimed slate and Redland Hollow Clay roof tiles in Vintage Red.

Timber stable style doors painted in Olive Green.

Black gutters on rise and fall brackets with matching downpipes.

ACCESS

The proposal does not affect the site access from that previously approved for the barn conversion.

There is space to park at least 3 vehicles and to enable them to turn.

ENVIRONMENT AGENCY

The proposed garage and store will not affect the site levels or the ground floor finished floor levels from those approved under planning permission H13-0618-10. Those proposals at that time were acceptable to the Environment Agency. The proposed finished floor level will align with that of the barn conversion dwelling.

CONCLUSION

The existing barn conversion dwelling approved under H13-0680-15 does not include a domestic garage. The proposal is for a garage and store building that is in keeping with the scale and appearance of the existing barn conversion and is sympathetic to its rural context.

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