

Design & Access Statement

Heritage Statement

Proposed Detached Garage at
Westview Farm House, Red Cow Drove,
Moulton Marsh, Spalding, Lincs.

PE12 6LW

Mr & Mrs Warren

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1.0. Introduction

1.1 This proposal consists of a detailed design for the proposed detached garage at Westview Farm House, Red Cow Drove, Moulton Marsh.

1.2. This Appraisal has been considered as a necessary of the design development processes to ensure that detailed design actively seeks to respond positively and enhance the property.

2.0 USE

2.1. The site is currently used as a residential home. The proposed garage is to provide adequate off the road parking for the dwelling.

2.2. The scheme design for the garage is proposed to provide 3 internal garage spaces, with space for 3 vehicles to turn Infront.

2.3. The proposed garage will replace the original Nissan hut that was formally on site that was destroyed by years of bad weather and neglect.

2.4. The original Nissan hut was 156sqm approx. The proposed garage will be of smaller design. See 3.1.

3.0. Amount.

3.1. The garage equates to 45 square metres. The garage is proposed as a necessary road parking, which allows the residents to park in a safe and accessible location next to the property. This is proposed to enhance the facility.

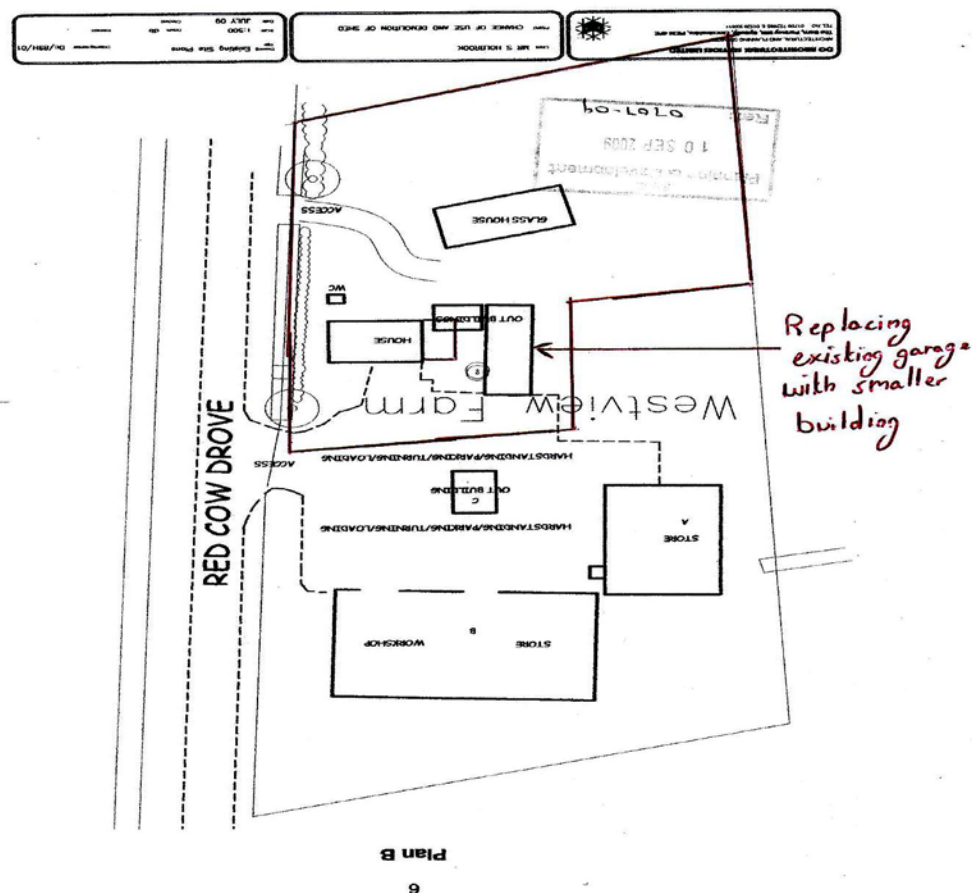
4.0. Layout.

4.1. The existing building is a family dwelling. The proposed garage is an external addition to this and is being built with enhancement in mind.

4.2. The construction looks to provide the dwelling with much needed off-road parking.

5.0. Scale.

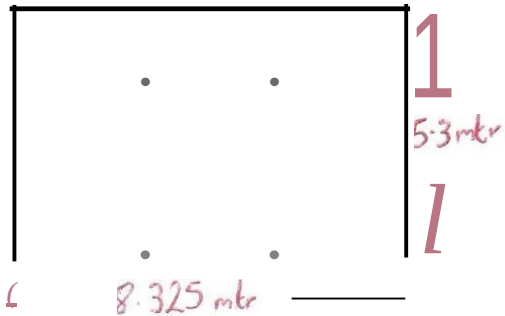
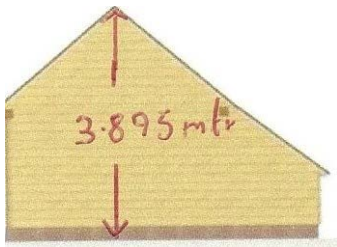
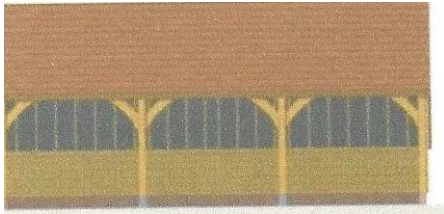
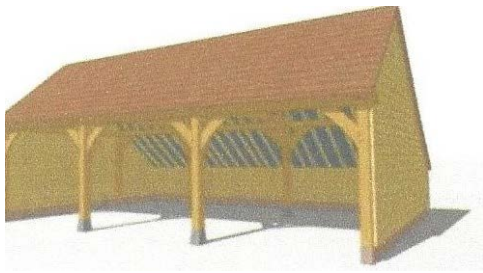
5.1. As this is an external addition, there is no additional floor space added to the existing building. The garage itself equates to 45sqm.



6.0. Appearance

6.1. Externally there are no changes to the existing dwelling. The garage will be built in a sympathetic manor. It will sit on 4 courses of brick, which have been reclaimed from the pre-existing Nissan hut and is in keeping with the dwelling.

6.2. The roof tiles will be matching tiles of the dwelling and all materials will be sourced locally.



Key Details

Footprint:	8.325 x 5.3m
Ridge Height:	3.895m
Ridge Length:	8.425m
Roof Area:	61.32m ²
Number of Tiles Required:	3679
Number of Bricks Required:	265
Maximum Lead Time:	6 Weeks

Product Summary

- 3 Bay kitgarage
- Gable roof
- Ready to assemble
- Price excludes ground works, bricks, assembly, roofing & delivery

Exclusions

This kit is not supplied with bricks or tiles. This is to give you the opportunity to source your own if you need to match to a specific style. The ranges we offer are available in our accessories section. Please note that prices do not include ground works, assembly or roofing, but we do offer a full service solution and are happy to quote on any of these. Delivery charges will be calculated once you have supplied your address.

Assembly

To ensure ease of build, all frames are pre-assembled before leaving our workshop and each joint is numbered. Once on site, frame can be installed by one of our nationwide teams or your own fitters. Full assembly instructions are provided.

Kit Features

- Oak posts, eaves & tie beams - 150mm x 150mm
- Oak curved braces
- Oak kiln dried pegs
- Softwood, soleplates, rear aisle, studwork and rafters
- Treated softwood featheredge weatherboard ex 200 x 38mm
- Granite staddle stones for independent posts
- Parts kit - DPC and fixings
- All softwood impregnated with Protim clear treatment
- Traditional mortise & tenon joints
- Pre-cut roof rafters
- Underside of Eaves Beam 2.1m
- Ridge height below 4m
- Measurement between front posts 2.575m
- Rafters at 400mm centres
- Main roof pitch 40°
- Catslide roof pitch 37°
- Step by step assembly instructions
- Designs do not require planning permission (subject to confirmation)
- Many designs exempt from building regulations (subject to confirmation)

Brick & Tile Requirements

Bricks and tiles are not included with Chippy kits. This is to give you the opportunity to source your own if you need to match to a specific requirement. If you wish to use our tiles and bricks, they can be purchased separately in the accessories section. Each frame listing provides details of how many tiles and bricks it requires. Please note that the figure for tiles is an estimate based on 60 being used per m², but this may vary depending on the type used.

Planning Permission

The most common question we get asked is: will my oak framed garage kit require planning permission? The answer is often no. As our oak framed garage kits have a ridge height of under 4m, they may be eligible for construction under permitted development rights. Frames being erected near to a border or neighbour, or in an Area of Outstanding Natural Beauty (AONB), however, may not qualify and would typically require planning. In either case, we suggest a quick phone call to your local planning office and that you check the latest guidelines on the planning portal. Should you require assistance with planning permission for your oak framed garage, we offer an in-house guidance service, or planning packs if you just require drawings and are carrying out the full process yourself.

7.0. Access.

7.1. The applicant will ensure that no construction traffic impedes on the amenity of other road users.

8.0. Heritage Statement.

8.1. Externally the proposed garage will not impact on the significance of the listed dwelling. but will enhance it by taking parked vehicles off the road and into the garage.

8.2. The garage will provide the sizable dwelling with the indispensable parking facility that modern day living necessitates. The proposal has been designed so that it has minimal amount of impact possible to the curtilage of the property.

9.0. Plans.

Westview Farm House, Westview Farm, Red Cow Drove, Moulton Marsh, Spalding, Lincolnshire
PE12 6LW



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A = 10 metres from boundary.

B = 3.5 metres from boundary.

C = 3.2 metres from house.



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