Construction of New Garage with Storage

‘The School’, Biddestone

Design and Access Statement

September 2023

1.0 Introduction

This statement has been prepared by Designscape Architects in support of an application for the replacement of an existing two bay garage and store with a three-bay garage and store at 'The School' (Formerly the village Primary School) in Biddestone. The existing house includes a semi-autonomous apartment as well as the main house. The proposed garage will include a closed garage for the occupant of the apartment and a double car port for the owners of the main house.

This application follows a planning application submitted on 16th March 2023 PL/2023/0216 for the same proposal. This application seeks to revise minor elements of the design detailed in the initial application. This design access statement is to be read in conjunction with the design access statement submitted with application PL/2023/02168.

2.0 Site and Context

Refer to application DAS submitted with PL/2023/02168

3.0 Impact on Context, Conservation and AONB

Refer to application DAS submitted with PL/2023/02168

4.0 Relevant planning history

Refer to application DAS submitted with PL/2023/02168

5.0 Existing Buildings

Refer to application DAS submitted with PL/2023/02168

6.0 Proposal

The proposal seeks to replace the existing garage and extra shed with a new garage which will provide additional space for a third vehicle, and incorporate the storage currently housed in the "lean-to"end of the garage, as well as replacing the existing standalone shed. The proposed new building will incorporate an external covered bin store.

The proposal has been considered to fulfil the brief of our clients, whilst ensuring the designed form and volume is subservient to, but references, the host dwelling.

The proposal generally involves:

- The demolition of the existing garage and adjacent separate shed.
- Building a replacement garage, re - using and extending the existing concrete slab to provide three covered parking spaces, (one enclosed garage), additional storage space and an external covered bin storage area.

- Rebuild a portion of boundary wall to form a wider gate opening into the field, immediately south-west of the proposed garage location. The stone gable end of the garage becomes the boundary between the field (in the same ownership) and the domestic curtilage.
- Hard and soft landscaping around the proposed garage including renewing the surface covering to the parking area.
- Installation of 18 new solar panels and battery storage facility to provide renewable electrical energy to offset host dwelling usage and electric car charging.
- Improve the visual quality of the garage and surrounding hard standing.
- Provide a design that harmonises with the host dwelling, surrounding parking area and landscape so that it may be read as a unified whole.

7.0 Materials

Refer to application DAS submitted with PL/2023/02168

8.0 Ecology

The proposal involves the demolition of an existing roof structure which provides the potential for Bats to inhabit. As such a Preliminary Roost Assessment has been undertaken by LUS Ecology and has been submitted to support this application.

9.0 Conclusion

- The proposed works will fulfil the clients' brief and provide a high-quality design that remains subservient to the host building.
- The proposed material palette and positioning of the garage will allow the host building and garage to harmonise as a single entity.
- The proposal does not impose on the character of the conservation area of Biddestone, as views to and from the site are limited and the general form is of a familiar nature to the conservation area of Biddestone.
- Impact to the AONB area will be limited as proposed and existing building mass will be contained to one part of the site and proposed materials will match the host building.
- The proposed design includes the provision of renewable electrical energy generation for use in both the home and for electric car charging reducing carbon emissions linked to this.

10.0 Submitted Information

Drawings

- 464 S.001 LOCATION PLAN.P1
- 464 S.010 SITE PLAN as Existing.P1
- 463 S.100 GROUND FLOOR PLAN as Existing.P1
- 464 S.101 ROOF PLAN as Existing.P1
- 464 S.300 ELEVATIONS as Existing.P1
- 464 P.010 SITE PLAN as Proposed.P1
- 464 P.100 GROUND FLOOR PLAN as Proposed.P1
- 464 P.101 ROOF PLAN as Proposed.P2
- 464 P.300 ELEVATIONS as Proposed.P2

Documents

- 464 DAS DESIGN AND ACCESS STATEMENT Rev A
- CIL QUESTIONS
- LUS2308 - PRA Submission