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Architect

DESIGN AND ACCESS STATEMENT

Replacement Garage, Carters Barn, Croft Lane, Latton. Wiltshire, SN6 6DP



Existing view of garage from Croft Lane
(structural movement crack evident in stone wall)

SITE APPRAISAL

Carters Barn is located off Croft Lane, Latton

The existing garage sits behind a stone boundary wall on Croft Lane with a flat roof made of corrugated steel sheeting.

The existing garage has major structural defects and is subject of an insurance claim so as to provide a replacement garage. Large structural cracks have appeared in walls and slab to structure.

DESIGN ASSESSMENT

The applicant wishes to provide a replacement garage which would be residential ancillary to the house and property.

The design provides a dual pitch pitch roof with stone slates and natural stone walls typical of the surrounding properties adjacent and within Latton

The proposal would enhance the visual appearance of the garage which is important to the character of the settlement and Carters Barn.

The plot size of the existing property is large enough to accommodate the proposal without resulting in a cramped or overdeveloped site.

The height, scale, form and design of the proposal is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions) and the site's wider setting and location.

The design

- Respects the appearance of the site and local area;.
- The extension does not adversely affect neighbours' amenities and has been designed to avoid overlooking and maintain privacy.
- Minimises the impact on the environment, taking account of accessibility and other sustainability considerations.

The design is of a scale, density, layout and design that are compatible with the character, appearance and amenity of the part of the settlement.

The proposal would not cause the loss of, or damage to, any open space, which is important to the character of the settlement.

The proposal would not result in the loss of locally valued habitat, which supports wildlife. The building would be located within an existing garden area.

The proposal would incorporate sustainable construction techniques.

Efficiency in materials use, including the type, life cycle and source of materials are to be used in the design.

ACCESS

The existing pedestrian and vehicular access will be maintained



View of existing garage form garden



Main House, Carters Barn