Design and access statement

Re: **Application for full planning permission**
At: **The Hop House, Tankard Lane, Ramsbury, Marlborough, SN8 2PJ**
For: **Erection of garage and store room with gymnasium underneath.**

Introduction

The purpose of this Design & Access statement is to demonstrate that the proposals for a garage and store room with gymnasium are acceptable to the Local Authority in terms of design and accessibility.

Proposal

The Hop House is a five bedroom house built in 2002/03 on a plot of approximately ¾ acre. No outbuildings, including garage/ storeroom have been built to date.

It is in keeping with the size of the house and plot of land for a garage and storeroom to be built. Storage of bikes and garden machinery are currently held in two wooden sheds which are not particularly secure and there is no protection for a car.

By building the garage and store room off the existing driveway, there remains a turning area on the existing driveway and room for visitors to the property to park their cars avoiding the need to park off the residential plot on adjacent narrow roads.

The gymnasium is to make effective use of the area created by the natural slope of the land under the garage and storeroom which are at the level of the existing driveway.

Design

Amount: one unit, being an out-building to existing residential property

Layout/ Scale/ Landscaping

The location of the building has been chosen to ensure access off existing driveway and to ensure the view of the existing house, directly on to the front elevation facing East and on to the side elevation facing South, is unaffected. The proposed site of the building utilises an otherwise unused grassed area of land on the ¾ acre plot.

The application is supported by a detailed Arboricultural Report and the location has been revised from an original application to avoid any root protection areas. The report includes proposals for replanting to increase the diversity and density of planting on the southern and eastern boundaries to maintain and actually improve the overall tree cover and appearance and ensure that the new structure is well integrated.

The dimensions of the proposed building are W8.315m x D6.178M x H6.6M.

The building will be built into the natural slope of the land reducing its size in appearance from North, East and West elevations. From the existing driveway of the house, the property will have the appearance of a one storey building with a height of 4M compared to the existing two storey house. The building will be lower than the surrounding tree line.

Appearance of development

The building will be erected in full keeping with the existing house. This includes the same brickwork, roof, windows and doors. The roof will be low pitch to reduce height of building.

Access statement

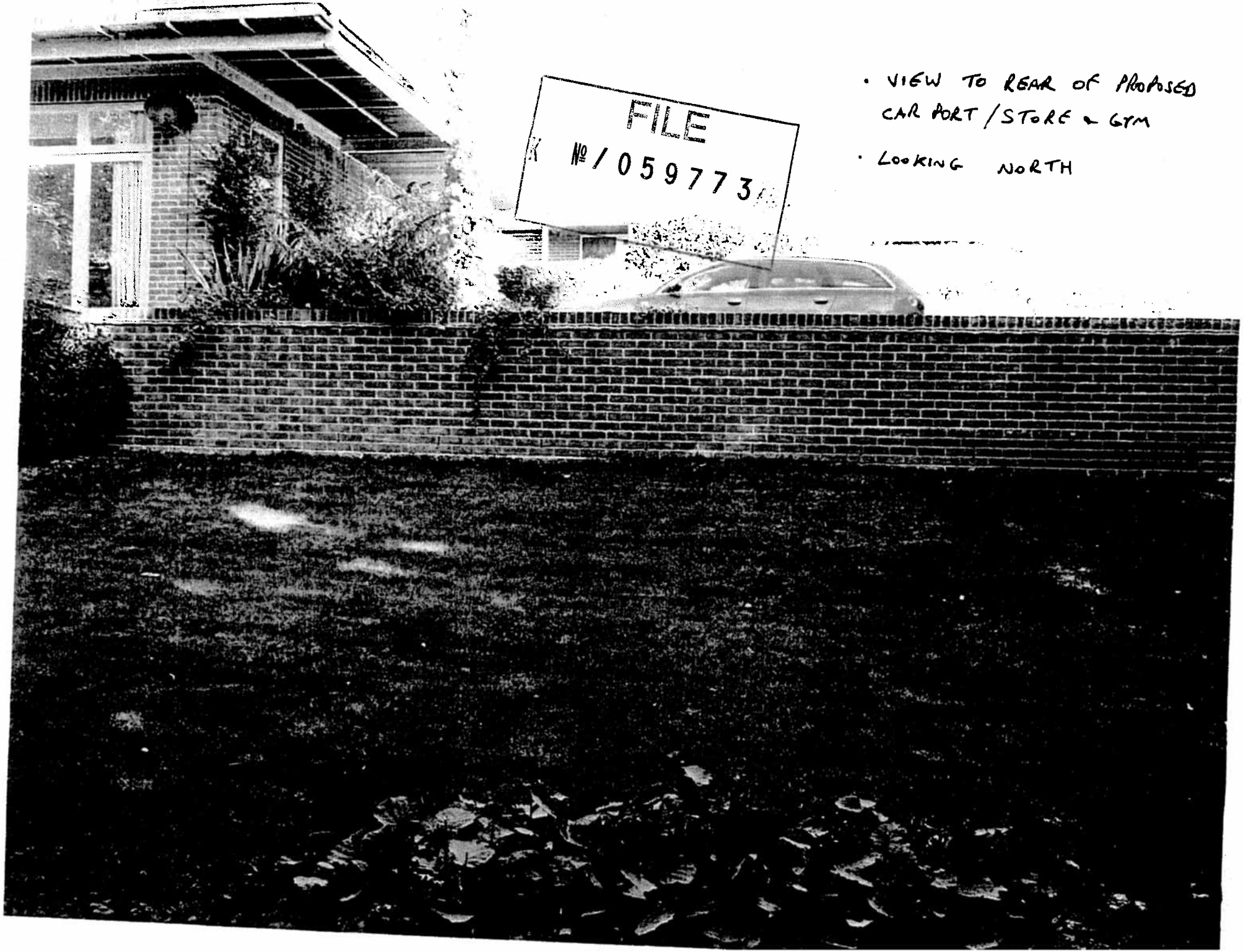
Access to the building is off the driveway to the existing house. Access to the existing driveway of the house is directly off Tankard Lane and will remain unchanged.

Conclusion

It is anticipated the proposed building will provide the house with proper car and storage facilities without adversely affecting the character of the building and without impacting on the neighbour amenity or the conservation area in which it is located.



- VIEW TO FRONT OF PROPOSED CAR PORT / STORE & GYM
- LOOKING SOUTH



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- VIEW TO REAR OF PROPOSED CAR PORT / STORE & GYM
- LOOKING NORTH



- VIEW TO WEST SIDE OF PROPOSED CARPORT/STORE & GYM
- LOOKING EAST



- VIEW OF THE HOT HOUSE FROM SCHOCARD'S CANE
- PROPOSED CARPORT BEHIND TREES MARKED WITH X

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VIEW FROM SCHOLARD'S LANE
LOOKING UP TANKARD LANE
PROPOSED CAR PORT BEHIND
~~TREES~~, MARKED WITH X

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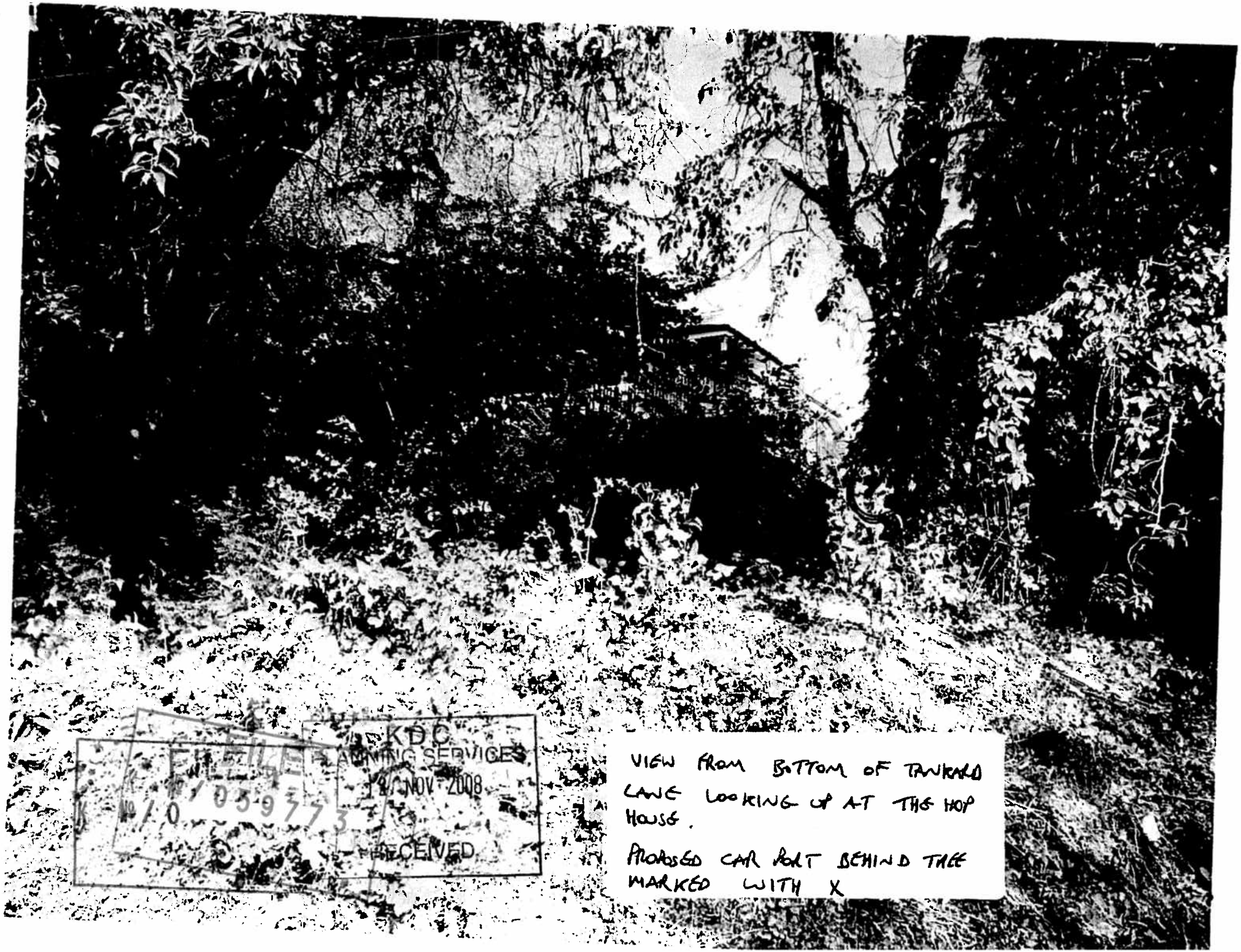

VIEW FROM BOTTOM OF TANKARD LANE LOOKING UP AT THE HOP HOUSE.

PROPOSED CAR PORT BEHIND TREE MARKED WITH X