DESIGN & ACCESS STATEMENT



DEMOLISH EXISTING SINGLE GARAGE AND CONSTRUCT NEW DOUBLE GARAGE AND ATTACHED STORE ROOM

SCHOOL HOUSE
BOURNE VIEW
ALLINGTON
SALISBURY
SP4 0AA

for

MR & MRS J CHITTY

SPENCER ARCHITECTURE

REDBRIDGE HOUSE, WATER LANE, UPPER CLATFORD, ANDOVER, HAMPSHIRE. SP11 7PP
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November 2023

1.0 INTRODUCTION

1.1 This planning application relates to the demolition of an existing single garage and the construction of a larger building containing a double garage and an attached store room at School House, Bourne View, Allington.

1.2 The house is not listed and is not in a conservation area.

1.3 The existing single garage is of brick construction with timber doors and cladding to the north (street) elevation. It has a flat roof and is set back from the street by a distance of 4.5m.

1.4 The applicants, Mr & Mrs Chitty, are the new owners of the house which is two storey, detached and is a large plot of 0.15 Ha (just under 0.5 acre). There is a distinct slope of 1.7m from the road down to the level of the house.

1.5 Mrs & Mrs Chitty require a double garage and this should be accessed from the existing gravel turning and parking area adjacent to the house. The existing garage is accessed directly from the road which has adverse security and traffic implications.

1.6 It is proposed that the new building has a flat roof to keep the height down in the streetscape. The existing garage also has a flat roof, and the store that replaces the existing garage will be little different from the existing structure, being placed directly over the footprint of the existing garage, albeit slightly wider to the west. The garage will be accessed at the lower level. The garage will be the same height as the store but set at the lower level with a 1.6 m difference in height between the two parts to reflect the level change on the site.

1.7 The new building will be constructed in brick to match closely that used in the main house. There will be no change to the brick paving on the frontage adjacent to the road access. The entrance gates and driveway will be unchanged.

CJS/23-11-09