

Design and Access Statement

for proposed garage and studio

The site lies within a Conservation Area and this document covers the design principles and concepts that have been applied in order to ensure that the impact of the development on the significance of the heritage asset is fully assessed. This questionnaire has been designed to address the implications of the proposal and provides information to the Councils need to help to determine the application.

1) What impact the proposal will have on the character and appearance of the area;

The proposal is for the demolition of the existing garage and the erection of a new replacement double garage and studio space on the existing hardstanding and towards the boundary wall.

The proposed garage is (will be) set in an enclosed private area and only overlooked by the new development at St Ann Square and No84. It is not visible from any other houses in St Ann St because of a mature screen of evergreen and deciduous trees.

Both No1 St Ann Square (directly behind the garage) and No84 will benefit from this new relocated garage position as the garage will be set further back from the boundary wall at No1 and with the roof turned the gable facing No84 will have less effect on their garden and view.

It is unlikely that the proposal will be visible from the dual carriageway or any other public viewpoints, due to distance from the road, high boundary walls and planting and the existing roof of No84's outbuilding/swimming pool.

This new proposed garage/studio is aimed to be in-line with No84 swimming pool building. The proposal is to be built on the lowest ground level, dug into the garden. This will reduce the mass of the proposal. Furthermore, as the roof is extending further down to the ground level (catslide over double garage at the rear) the view from No82 Grade II* listed property will be reduced to only the roof.

The proposed garage will not have a significant effect on the area and since it is a replacement it will not be very different from what is there already, apart from some benefit to the neighbours from the new position as well as the occupants as it will serve them better. The proposed garage will be in keeping with its surroundings having a brick plinth finish and natural douglas fir timber cladding, exactly as the existing garage. It is proposed to relocate the existing bat slates into the roof of the new building.

2) Principle behind the design of the proposal – how does the layout, floorspace and scale of the development relate to the site and its surroundings, what is the aim?

The layout and floorspace allows for a double garage and an artist studio set up. It is kept low key and in-keeping with the surrounding outbuildings, copying the existing garage. The replacement garage/studio allows for parking for up to 4 + cars (2 of them in the garage) and space for maintenance on the vehicles. It makes turning into the parking space significantly easier.

The replacement garage is turned 90deg which presents less bulk towards No82/84 and by setting it back with the size of the existing garage, it also reduces any shadowing on No1 garden and enhances their view and amount of light.

This replacement garage does not have any negative effect on its surrounding.

- 3) What materials and design features are proposed and how do these relate to those used on the existing property and surroundings?

The design is based on the existing garage; external brick plinth will match the bricks, douglas fir timber cladding and slate roof to match the existing garage. The garage doors will be timber at the front and grey aluminium on the rear of the studio. The rooflights will be the conservation type.

- 4) Are any landscaping features being removed, altered or provided?

The garden will be landscaped to soften the appearance of the garage. It is proposed to plant some fruit trees and shrubs. The path from the garage to the house will be reworked to provide step-free access for wheelchairs and deliveries, as the front of the house is accessed via four steep stone steps.

- 5) What changes to the existing access arrangement to the property are proposed?

There are no changes proposed to the already approved access; the parking will somewhat remain on the already existing area but extend over the existing garage space, while some of the parking will become part of the new garage/studio.

Pictures of the existing site/garage:



Existing garage



View from the entrance gate



View from the lower patio and from the upper patio/end of house



View from vehicle entrance/rear of garden



View from the upper end of the garden.