Harton Vicarage – 182 Sunderland Road
DESIGN AND ACCESS STATEMENT

Use:

Presently at the site address, vehicles parked by residents of the dwelling are kept outdoors. This is less than ideal due to the number of trees in the area and also from a security point of view. The vehicles become dirty very quickly and the windscreens become blocked with falling leaves / debris.

The proposal is to utilize an existing walled / open-air yard to the North of the dwelling house to construct a new covered garage space, thus eliminating this problem. In order to do so the existing out-buildings (currently used for general household storage) will have to be demolished.

The existing out-buildings do providing some covered storage space; however, they are not of a suitable scale for motor vehicles. The out-buildings are of an aging condition and are becoming more and more uneconomical to maintain.

The general location and layout of the building can be seen within the planning supporting documents, in particular the drawings referenced:

- 007A EXISTING BLOCK PLAN
- 008A PROPOSED BLOCK PLAN

Amount

The proposed garage building will measure **10.6m long** x **8.0m wide** x **3.0m height** to eaves, providing an internal floor area of **85m².**

The existing outbuildings to be demolished currently provide a covered area of **35m2.**
The gross gain of covered area will therefore be **50m2.**

Layout

The proposed garage building will utilize the existing brick walls and open-air' yard space to the North of the dwelling house. The perimeter walls will remain intact and a steel superstructure will be erected within, holding up the new roof. The internal layout of the dwelling house will not be adversely affected by the new building, as access and egress routes will be maintained.

Scale

The proposed building will provide suitable indoor storage space for the resident's vehicles whilst utilizing the existing open-air yard space to its full potential.

Landscaping

It is considered that no new landscaping will be required for this development. As the new building structure is within and above the existing wall foundations, the roots of the surrounding trees will not be adversely affected.

Appearance

The roof will be clad box profile plastisol coated steel sheets, coloured **Slate Blue. 18B29**.
Slate blue is of a similar color to that of the surrounding traditional slate roofs, the new roof will therefore remain suitably discrete and not look out of place.

The existing walls will remain intact.

Above the existing walls, the building will be clad in timber boarding, which will age over time to a silver / grey colour, remaining discrete and sympathetic to the surrounding area.

The design and appearance of the building will be in keeping with how modern garage buildings of this type are constructed. The appearance of the building is clearly shown in the drawing reference:

006B PROPOSED ELEVATIONS

Access

The existing tarmac driveway and access will be sufficient for the construction phase and the intended end use.

END