

# **Design and Access Statement**

**for**

## **Proposed Detached Garage**

**Site address:**

**Maycroft House, Hesketh Lane,  
Chipping**

**September 2014**

## Use

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The purpose of this planning application is to ask for permission to construct a new detached double garage to the front of Maycroft House. The site has previously been granted planning permission for a double garage of the similar design (application no. 05/09/2012). Hesketh Lane has a variety of different building designs with no particular distinctive type or building line.



Fig 1 – Picture showing the garage of The Granary onto the road



Fig 3– Maycroft House stone effect finish and the neighbouring property with a rendered finish



Fig 2 – Picture showing the rear view of the garage of The Granary onto the road

## Amount

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The size of the building was decided upon after consultation with the planning department when the garage was originally applied for. It was given different eave levels so as to reduce the visual impact on to the road while still allowing a vehicle to be garaged.

## Layout

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The proposed position of the new garage is set back from the road which is also behind the line of the neighbouring garage at The Granary (Fig 1. & 2.). It is also slightly forward of the neighbouring property Beech House so as to reduce any impact on this property.

It is proposed to offset the garage from the existing Maycroft House by 6.5M this is so as to maintain a visual separation from the dwelling when traveling East on Hesketh Lane. When traveling West on Hesketh Lane the garage will be concealed from view by Beech House and due to the low eave height the new garage will be dwarfed by Beech House (Fig 4.).



Fig 4 – Picture of Beech House looking West up Hesketh Lane

## Scale

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The garage will have an internal floor level no more than 100mm above the existing ground level with a sloped entrance. The measurement from the ground level to eaves will be 1.7m to the rear elevation and 2.2m to the front elevation. The measurement from the ground floor to the ridge level will be 3.9m. The height of the building was chosen to minimum height possible while being able park vehicles in the garage and to allow the use of natural slate to the roof covering. The size of the garage doors were kept to a minimum to allow access.

## Landscaping

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The existing landscaping will remain largely unchanged with minor alteration to the existing gravelled section of the drive.

## Appearance

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The proposed external finish to the walls is to be a cement render finish with stone quoins. This finish to the walls has been chosen so as to mix both finishes from Maycroft House and Beech House. This combination of both materials will soften the visual impact of the garage and will provide a transition between the two properties. The proposed garage doors will be finished with a wood effect to match the existing windows in the existing property. The roof of the garage will be finished with natural slate to match in with the surrounding properties.

# Access

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The existing access from Hesketh Lane will remain unchanged with only some minor alterations to the existing drive to allow manoeuvring on site.