

DESIGN AND ACCESS STATEMENT

NEW THREE OPEN BAY GARAGE AND STORE.

USE:

Residential use only.

AMOUNT & LAYOUT:

New three bay open garage with small workshop/storage to the side and attic storage above.

SCALE:

The ridgeline of the proposed garage is 6.05m above ground level and is significantly lower than the adjacent 'portal frame' agricultural buildings.

APPEARANCE:

The north and south gable walls will be clad in local stone to match the existing farmhouse and outbuildings, the south wall will also include stone external steps to the attic storage area complete with painted steel railings. The open garage are will be separated by oak posts on stone plinths and the west walls will be finished in painted timber weather boarding. The east elevation will be finished with painted render as it will be obscured by an adjacent portal frame building.

The roof will be natural Welsh slate with lead ridge to match the existing farmhouse and three conservation rooflights will be fitted to the west elevation.

Windows and doors will be painted joinery and three metal conservation rooflights will be fitted to the west roof slope.

HOOK MASON LIMITED January 2010

