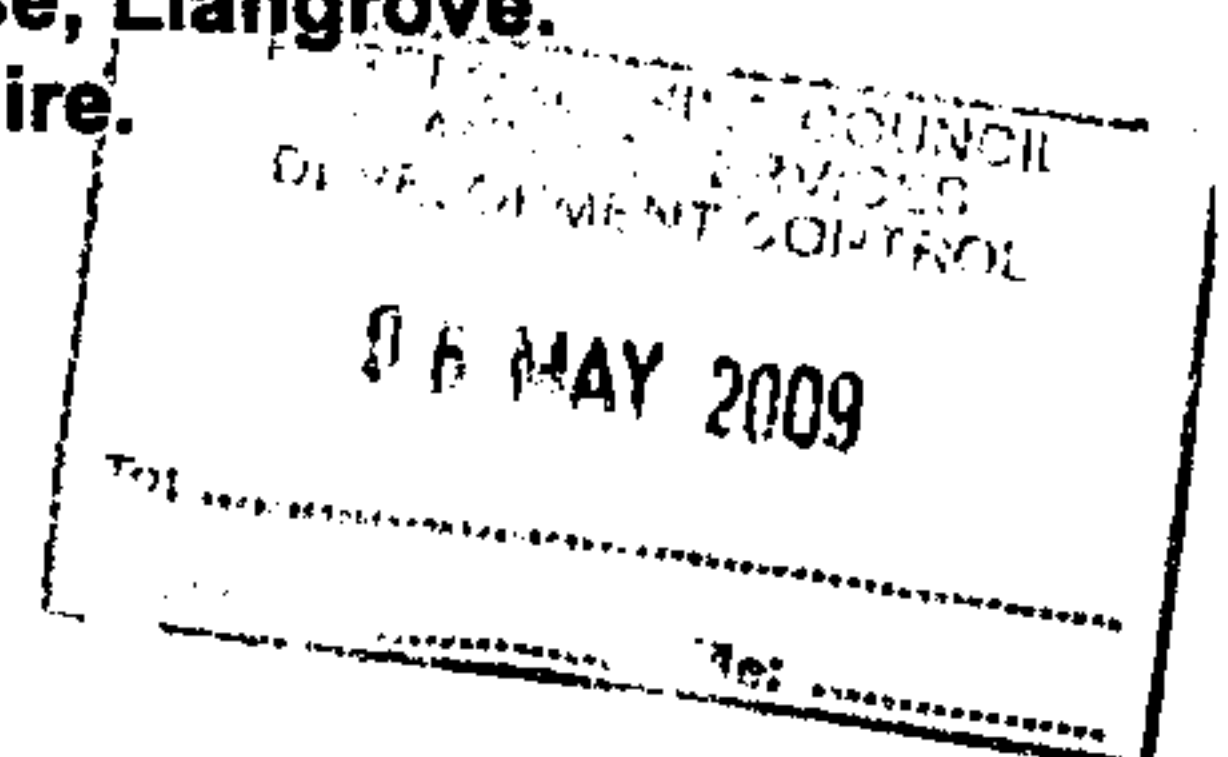


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Design and Access Statement

**Proposed Replacement Garage
Llangrove House, Llangrove.
Herefordshire.**



Introduction

The application is for a replacement garage with additional residential accommodation on the first floor for use by Llangrove House, for the applicants Mr & Mrs N. Manns.

The proposal is an amendment to the existing planning consent Ref: DCSE2007/1419/F granted on 26th June 2007.

In accordance with Condition 4 of the existing planning consent, the building is to be used only for purposes ancillary to the residential dwelling known as Llangrove House.

The Site

Llangrove House is sited in a large plot, on the western side of the village of Llangrove, surrounded by a well maintained and landscaped garden, with numerous mature trees and hedges to the boundaries and within the plot.

The house is served by an existing private driveway with a gravel finish, leading to a gravel surfaced forecourt in front of the house. The access and forecourt will remain as existing. On the northern side of the drive is an existing triple garage and a detached small wood store, both of which are to be demolished as part of the proposals.

The existing garage is an unsightly prefabricated structure with a shallow pitched metal clad roof and rendered wall panels. The adjacent wood store has stone walls and a corrugated metal roof finish, which is in a poor condition. Directly in front of the garage is a concrete finish to the ground, and this is to be removed and replaced with a gravel finish.

Siting / Design / Appearance

The building is sited in exactly the same position as the existing approval, and approximately the same position as the existing garage. The form and size of the proposed building is as already approved by the existing planning consent. The changes proposed by this application are as follows:

- a) The existing consent allowed for the demolition of half of the existing wood store at the front of the building, but the retained part did not relate very well to the new building and this new application includes for the demolition of the whole of this building, which is in a poor condition and replacing it with a smaller wood store, with a lean too roof canopy, which will relate better to the new building. The entrance door is then repositioned to the front elevation under the new canopy. It is considered that this alteration improves the appearance of the new building.
- b) The front elevation of the building is to be in local natural stone, using stone salvaged from the demolished wood store and other matching local stone that the applicants have on the site. Again it is considered that this will improve the appearance, creating a more tradition 'coach house' type of building in the grounds of the house.
- c) A weather vane is added to the crossing of the roof, to create a feature.

Pre-application Consultation

A pre-application enquiry has been made to the Planning Office and a response has been received from Mrs C. Atkins (letter dated 22.4.09), which has confirmed that in her opinion items (a) and (c) above would be likely to be acceptable and that she would need to carry out a site visit before advising whether item (b) would be acceptable.

Services

The proposal will not include any unsightly infrastructure in connection with the provision of new services. New underground connections will be made to the building from within the site.

Foul drainage: the foul drainage will be taken to the existing septic tank, which is positioned in the garden.

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Surface water drainage: will be taken to soakaways and the permeable gravel surface will be maintained to the driveway and forecourt, providing a sustainable drainage design, creating a finish that is aesthetically sympathetic to the surroundings.

Landscaping

The new garage will be well screened by the existing trees and hedges on the site, which are to be retained. New low stone faced retaining walls are to be constructed to the side and rear of the new building to match and marry in with the existing.

Access

There is a good existing access to the house with reasonable visibility along the lane in either direction at the access, providing an easy and safe access to the property. No alteration is proposed to the access or driveway. It is also noted that no alteration was required by the existing approval.

There will be ramped accesses to the main entrance doors of the garage and the residential part of the building, with a level threshold, to provide access for the disabled, in keeping with the requirements of the Building Regulations.

Summary

The new building is sympathetically designed, positioned and landscaped in keeping with it's setting, and the existing consent. The changes are designed to improve the overall appearance of the building. Existing stone from the site and the demolished wood store will be reused on the front elevation to soften the appearance and add a more traditional character to the building. No new access work or unsightly infrastructure will be required.

Tim Pitt-Lewis
Dip Arch (Oxon) RIBA
5.5.09

