DESIGN AND ACCESS STATEMENT

HILL CREST

HIGH STREET

CAVERSWALL

USE

Garage to house two cars, with loft storage over for domestic storage.

AMOUNT

The existing dwelling is a lager than average detached house and has the advantage of a good sized garden to the side and rear, leaving ample space to provide a double garage. The garage will not dominate the surroundings and has been designed to be as low as possible consistent with providing sufficient pitch for a plain tile roof.
The mature shrubs on the boundary will be retained to provide screening.

LAYOUT

Traditional two car garage layout, with separate access doors and garden access to the rear.

SCALE

The existing house is a larger than average detached house and the proposed garage will not dominate the house or any other property in the vicinity.

LANDSCAPING

Rhododendron bushes will be removed in the area of the garage. It is not proposed to provide any additional planting unless requested to by the planning department. The existing garden is well stocked and laid out.
The mature planting to the boundary is to be retained and protected during the construction of the garage.

APPEARANCE

The existing property and surround property are traditional brick and mainly plain tile roof construction. See street scene photograph. The proposed garage will be constructed with brown facing brick walls to match the existing, incorporating brick detailing at eaves and verges, in keeping with the surrounding property. The roof is to be pitched at 38° and clad with plain tiles.
Joinery is to be softwood dark stained. The doors are to be side hung timber framed and ledged faced with vertical timber boards

ACCESS STATEMENT

Access to the site is via the High Street approximately 200 metres from the main square of Caverswall The High Street is narrow but the volume of traffic will not be increased. The existing vehicle access is wide and provides easy access to the site.
Additional parking is available in front of the garage for at least two cars
The existing paved area in front of garage is flat and gives easy access from the dwelling to the garage for both old, young and disabled persons. There is existing adequate lighting for the visually impaired.
Rhododendron

09/00529

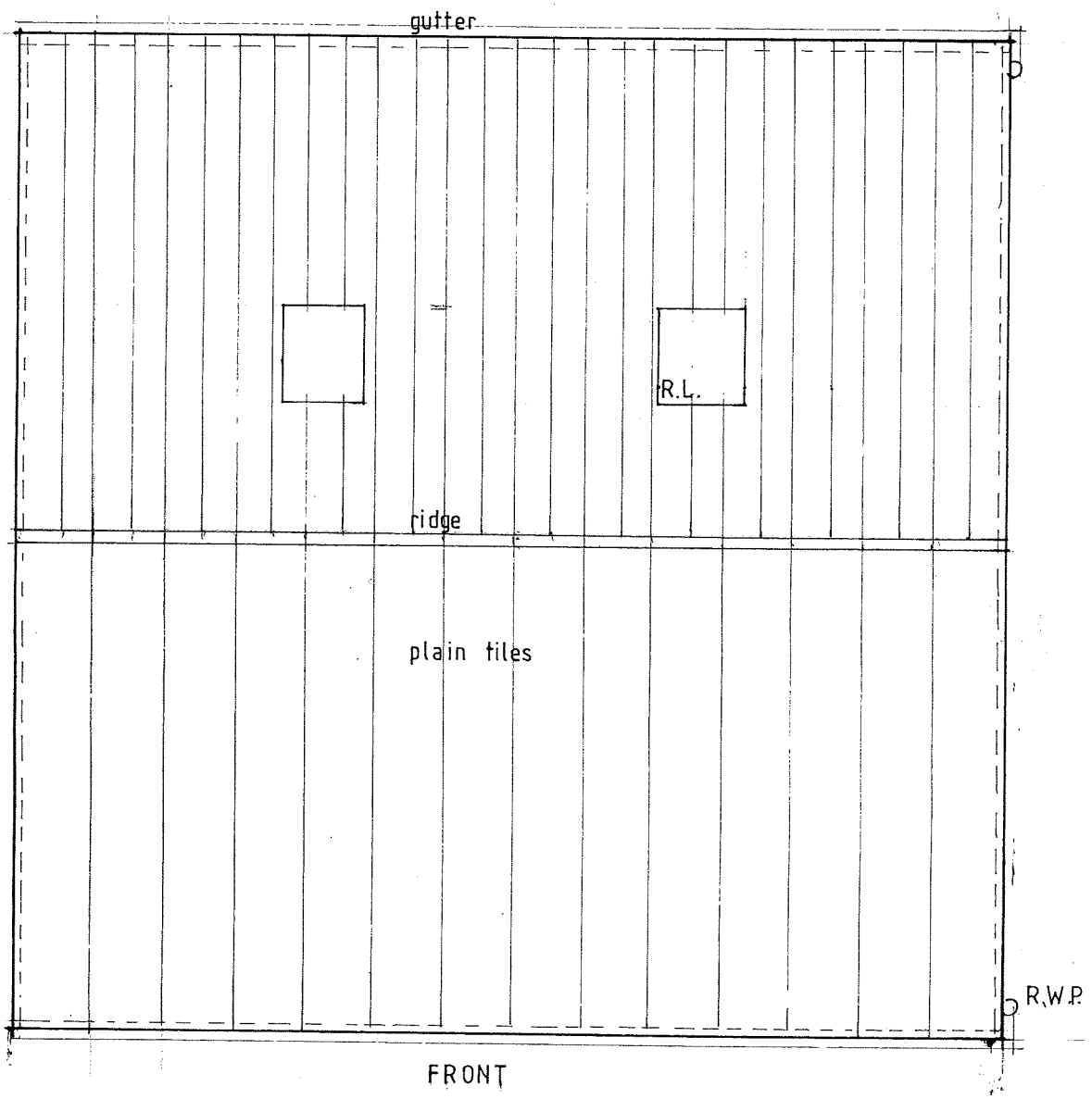


Street scene looking towards Caverswall square.

ROOF PLAN

HILL CREST HIGH STREET CAVERSWALL

SCALE 1/50 th



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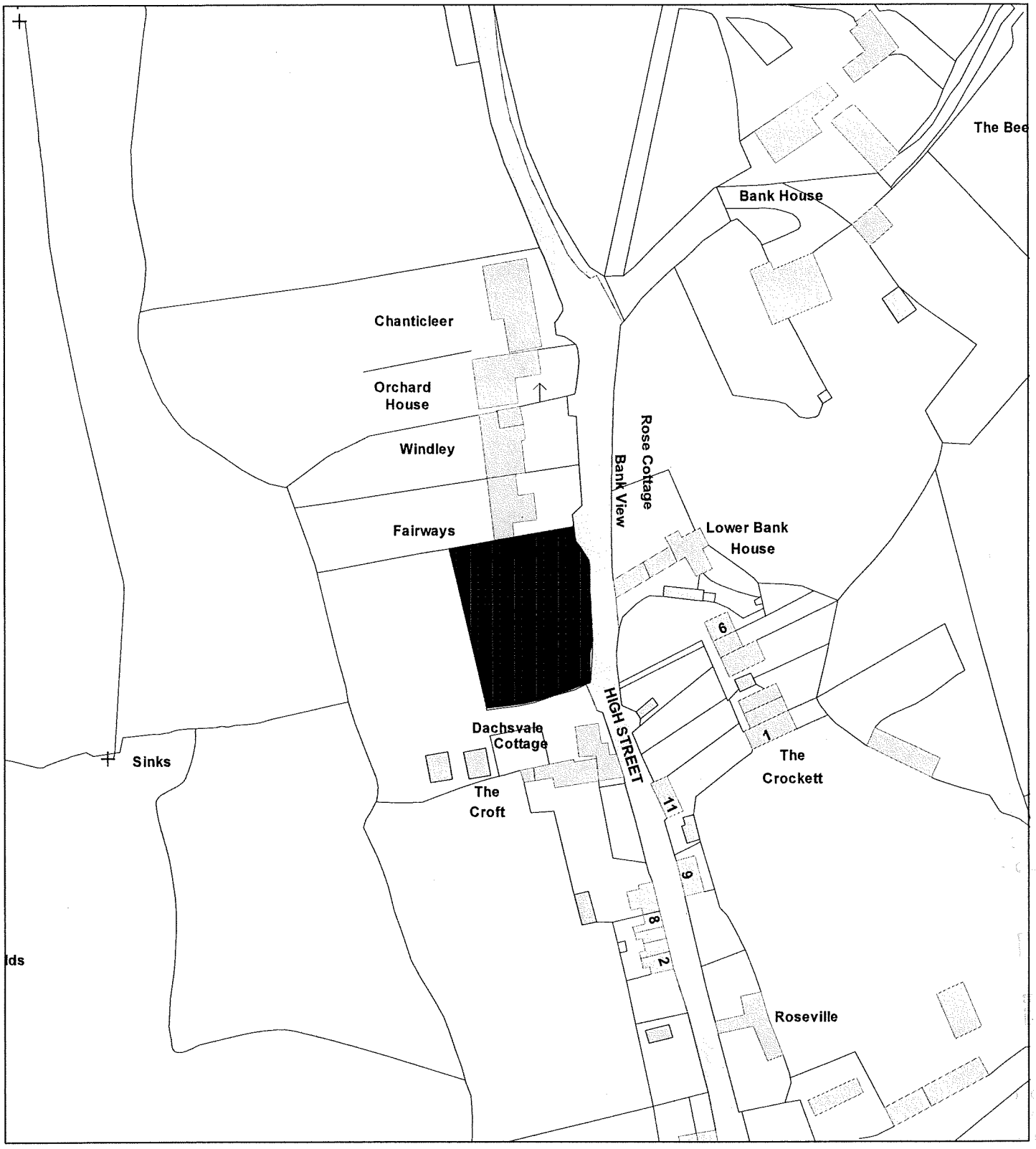

Date	02 April 2009
Organisation	Not Set
Department	Not Set
Comments	Not Set

Scale : 1:1250

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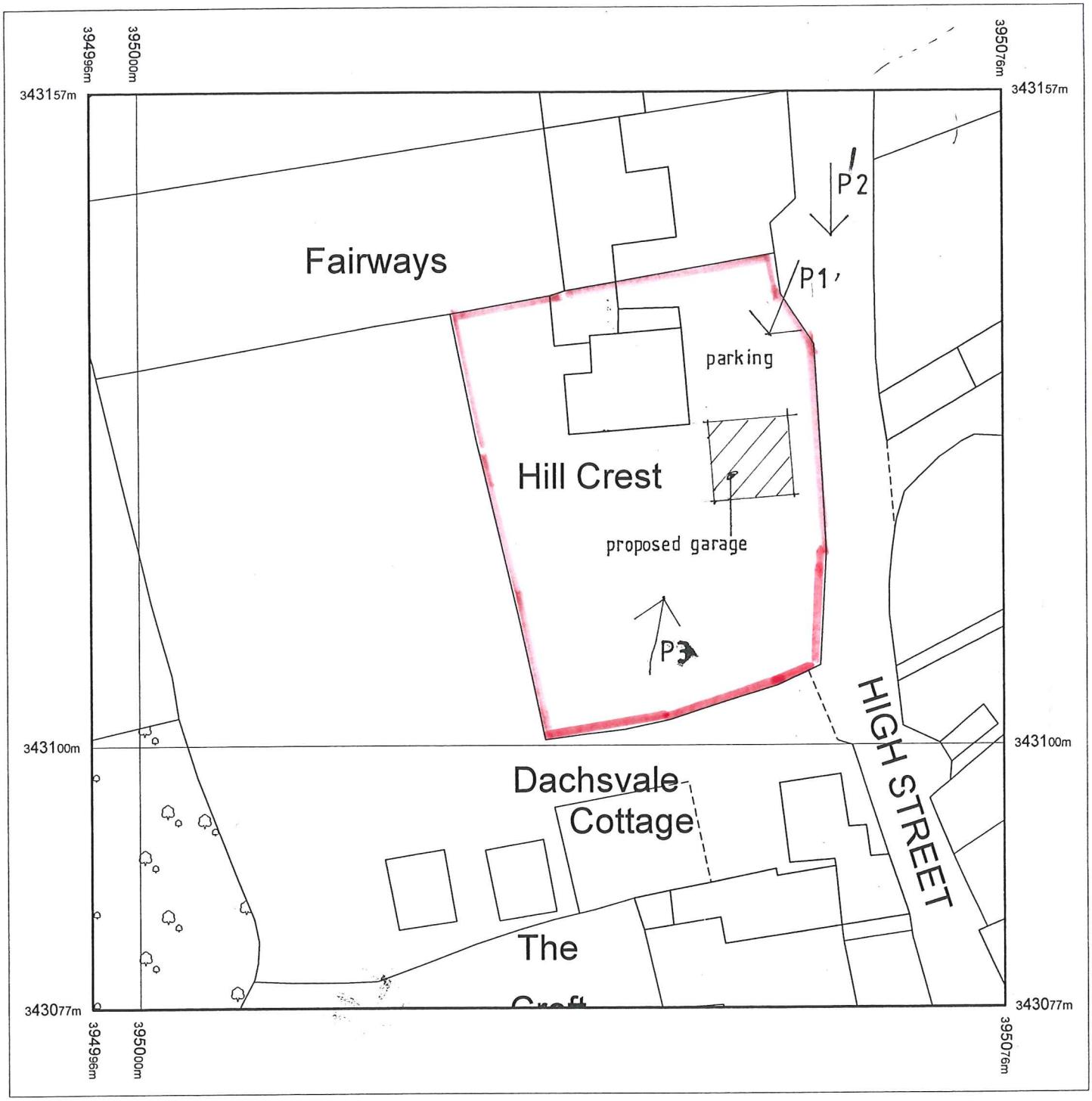

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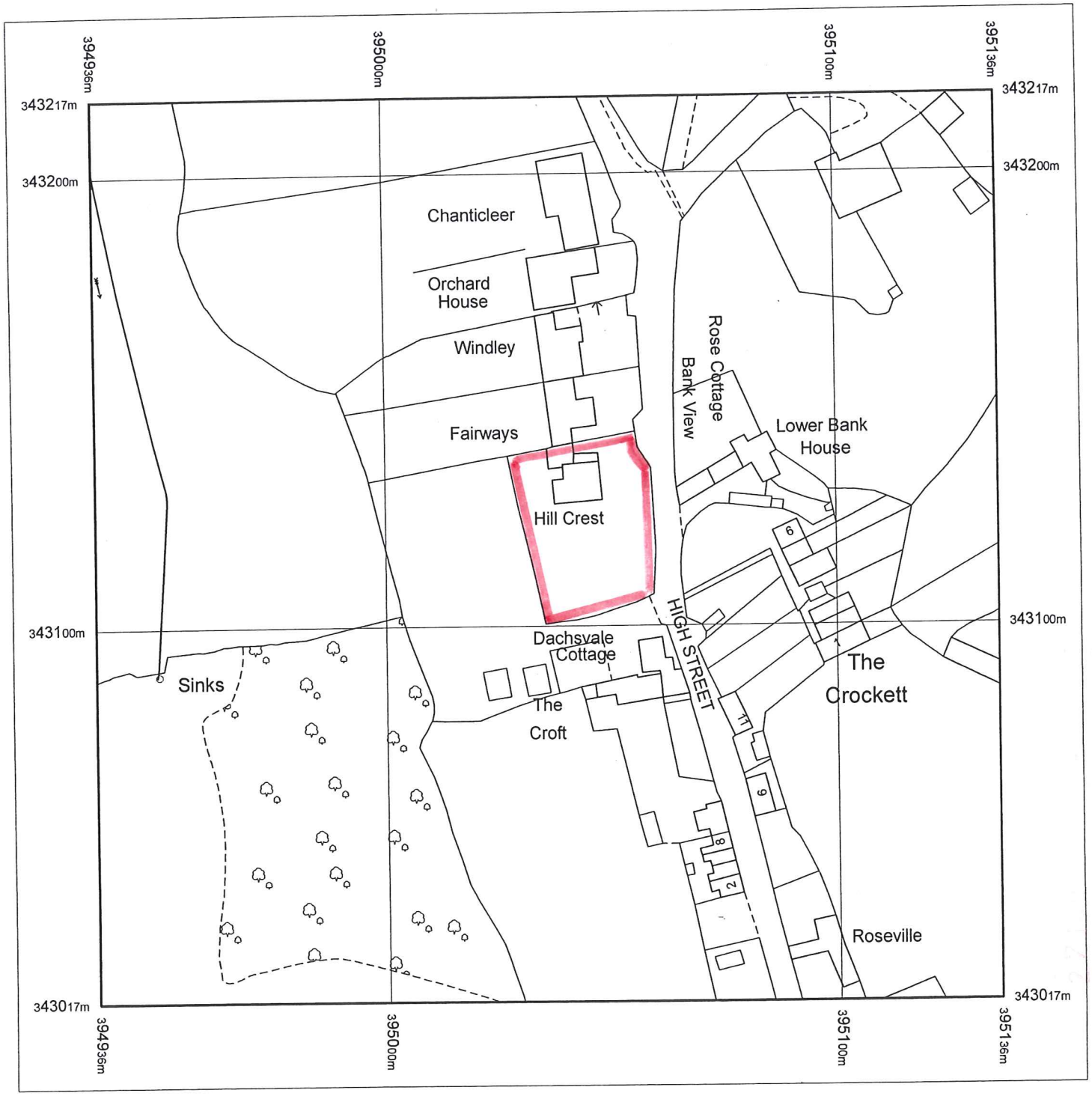

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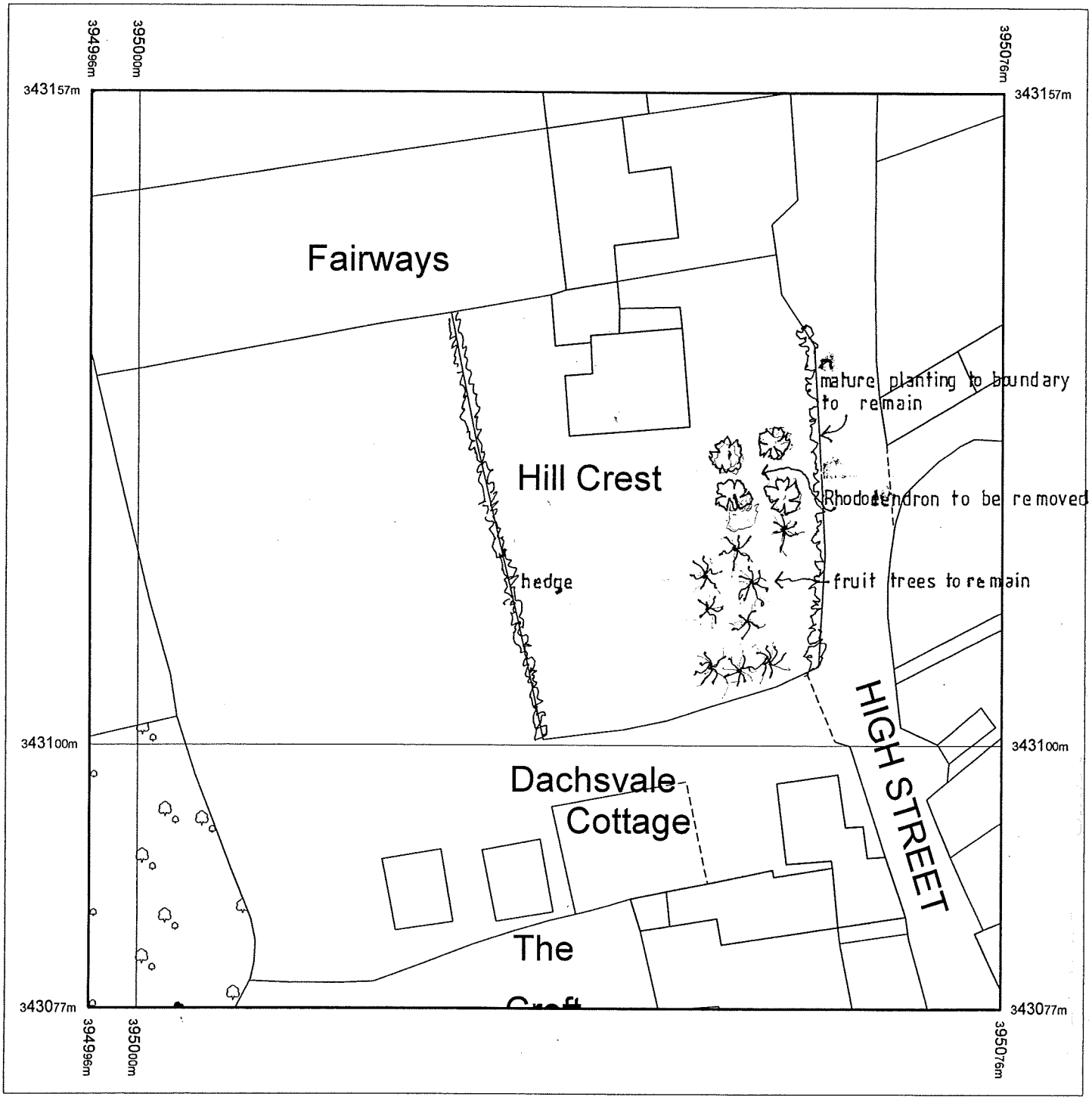

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TREE PLAN.

P2



P3



P1

