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Design & Access Statement
Heritage Statement

Proposed Oak Framed Car Port and conversion of existing garage to Study and Workshop.
The Old Appleyard, Brook Lane, Endon, ST9 9EZ

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Completed By: John Sambrook

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1.0 DESCRIPTION

1.1. This statement accompanies the householder planning application for a new free-standing carport and conversion of existing garage to ancillary accommodation.

1.2. Under approval of reserved matters granted on 24th April 1989, application No. SM89-0258 permitted development rights were removed.

1.3. The building is not listed but the proposed works are adjacent to, but not part of, the Endon Conservation Area.

1.4. In all respects the application is retaining a contemporary approach which is sympathetic to the appearance of the comparatively new house but is also respectful of the buildings place within the Endon Conservation Area.

2.0 DESIGN PRINCIPLES

2.1. The primary driver for the application is the position and aspect of the existing garage, which faces South East overlooking a landscaped courtyard and receives early morning sun.

2.2. The applicant requires a study to carry out his Consultancy work and wishes to take advantage of the benefits currently enjoyed by the Garage in terms of aspect and sunlight.

2.3. For this to work an open sided carport is required for two cars along with a small garden store.

2.4. The new carport is sited at the far end of a 36-metre-long tarmacked drive and is therefore not reducing the existing garden area and has absolute minimum impact on both the appearance of the house as viewed from Brook Lane and the Conservation Area.

2.5. The design is therefore subservient to the existing house being well set back from the frontage and is well screened from the adjoining Conservation Area by existing planting, fencing and walls.

2.6. The proposed carport was deliberately designed as an Oak framed building with Larch infill panels where required to be in keeping with the Conservation Area. The new gables are sympathetic to the design of the main dwelling and the pitched roofs again reflect the front design of the main dwelling.

2.7. Cedar Shingles were chosen as the roofing material to be softer in feel and texture than clay or concrete tiles and again to reflect the feel of the Conservation Area.

3.0 CONCLUSION

3.1. The proposal will allow the applicant to enjoy the amenities of the present house by putting a poorly sited garage to a more significant use whilst the new works needed to allow this to happen will have a negative impact on the Conservation Area.

3.2. Conservation areas are designated in order to protect the character of an area and are primarily concerned with the frontages, boundary treatments etc. Any alterations must serve to protect and enhance this character. However, as the proposals are located at the rear of the property they represent no significant harm to the historic character of Brook Lane and the Endon Conservation Area.

3.3. The proposals attempt to respect the design of the original dwelling whilst enhancing the property generally.