Design, Access and Heritage Statement

Introduction

This Design and Access statement accompanies a planning application for the proposed partial conversion of an existing double garage into a study and single garage. This statement has been written to meet the requirements of the National Planning Policy Framework. Local planning policy was considered.

Use

The existing dwelling and garage lies on a small development, completed in 2016, in Caverswall. The sole use of the current building is as a garage to No. 3 Church Croft. The proposal seeks to convert half of the existing double garage for use as a Study.

Amount

The proposal includes the conversion of 13m² of floor area of the current 26m² garage.

Layout

The proposal includes for the conversion of half of the existing double garage. The proposal will retain the existing single door which is located off the front yard of No. 3 Church Croft. In addition, the proposal includes a new double door set which will lead onto the existing rear garden of No. 3 Church Croft.

Access

Access to the host property remains unaffected.

Appearance

The proposed conversion of the garage is designed to retain the aesthetic of the existing garage and dwelling as far as is possible. The existing garage door will be retained on the front of the property so there will be no visible change. The new double door and sidelight set mimics the existing door set located in the kitchen of the main dwelling. This new door set will be located in a narrow part of the existing garden which is screened by high fences on either side, circa two metres in height. Please refer to drawing no. PL-01-02 for details.

Heritage Impact Assessment

Although located with the Caverswall Conservation area, No. 3 Church Croft has no historical value as it is located on a development recently completed in 2016.

The impact of the proposal on the wider setting that is the Caverswall conservation area is very limited due to the nature of the proposals and obscurity from public view. Even when viewed directly from Church Croft, the proposed conversion does not distract the eye away from the original dwellings.

To conclude, the proposal will have no impact on Caverswall Conservation Area nor the listed buildings within it. This assessment of the building and its setting have been undertaken using ‘Conservation Principles, Policies and Guidance’ and ‘The Setting of Heritage Assets’, as produced by English Heritage.