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ST. FILUMENA'S CATHOLIC PRESBYTERY
CAVERSWALL

GARAGE EXTENSION TO PRESBYTERY

DESIGN AND ACCESS STATEMENT

This statement is being prepared as the Presbytery sits in the Caverswall conservation area.

Context

The Presbytery is a large Victorian detached property, opposite St. Filumena's Catholic Church. The forecourt is grass and tarmac and the house set back a distance from the main road. The dwelling is Victorian with typical steeply pitched roofs and deep barge boards and large roof overhangs. The square in Caverswall village lies to the north with a line of dwellings between the Presbytery and the square. Back gardens of dwellings are some distance from the new garage extension on the north side but an extended rear garden to the east is within 2m of the extension. This rear garden sits at much higher level than the Presbytery and will be just below the eaves of a new roof.

The School driveway sits to the south with agricultural buildings beyond. St. Filumena's Church, Caversall Castle and St Peter's Church sit to the west.

Layout

The Presbytery had an isolated corrugated metal garage sitting next to the School driveway but this has become disused and will be removed. An application for removal will be made with a further planning application to slightly revise the pedestrian approach to St. Filumena's School.

It would be inappropriate to locate a detached garage on the open forecourt of the Presbytery and possible solutions for garage are on the north side or the east. The north side is restricted to retaining walls and adjacent rear gardens but a planning application for a garage in this location was approved by the local authority some years ago. The preferred location for the garage now is to the east side where there is greater space available. The garage in this location will also give direct access into the rear of the house.

Appearance

The existing tall gables are difficult to replicate in an attached garage. The rear of the Presbytery has a lean to roof over an entrance and boiler house. This cat slide roof will be modified and is the main covering over the new garage. Continuing the cat slide roof to the front of the garage would result in a mono-pitch and is considered inappropriate. The pitch over the front of the garage is therefore a dual pitch to match other gables on the house.

Scale

The building scale is domestic and this is continued with the extension.

Landscaping

The existing area is paved and there is no change to the bio diversity of the site.

Access

The garage will give a level approach into the rear of the property.