Design & Access Statement

The proposed garage with room above is to replace an existing outbuilding on the site. The proposed garage with the room above as the proposed is to allow the additional storage space / home office working availability.

The design of the building has been considered with the use of local materials to provide the in-keeping environment within the surrounding area and complement the existing site.

The existing outbuilding is showing current signs of deterioration with age and the replacement will provide a more suitable building for use with the character to compliment the site and to the needs of the client specification.

The proposed ridge height will be increased to allow additional space at first floor with its own access / layout as shown. This will not affect any other neighbouring buildings / dwellings.

Existing trees on the site are deemed not to be affected as any current trees are pruned back on the roadside due to the power lines as undertaken by the electric board for maintenance.

The design of the building has been carefully considered for the above reasons

The proposed dormer additions to the existing dwelling are to be added to allow additional space within the existing loft room to allow this room to be more usable.

The design of the dormers will be to enhance the character of the dwelling using local matching materials with the Staffordshire blue tiles and the timber formed dormers with either a lead finish or hardwood t & g to match the surrounding buildings.

The dormer additions have been sympathetically designed for the site and to be in keeping with the surrounding area. The two dormer windows will compliment the style of the existing dwelling and not be obtrusive at all, and shall allow the room to be used for habitable purposes and shall provide a fire escape window to comply with building regulations for safe means of escape from a room.