

DESIGN AND ACCESS STATEMENT

For

Replacement Detached Garage

At

Letterbox Cottage, Norton Lane, Aldingbourne

Introduction

This statement has been prepared in support of the application for planning consent and listed building consent for a replacement detached garage at Letterbox Cottage, Aldingbourne.

Heritage Statement

Letterbox Cottage is located towards the northern end of Norton Lane, within a large site enclosed by a 1.8 to 2m high flint and brick wall.

The building is a detached two storey cottage constructed in the 18th century and is grade II listed. The building is constructed with brick and flint work with some dressed stone to quoins, all of which is painted externally. The roof is hipped and clad with plain clay tiles, with bonnet tiles to the hips. The roof has a catslide to the northern and eastern sides of the building. The windows are painted timber casements.

A small pitched roof porch has been constructed on the front elevation and in recent years a small single storey extension has been constructed on the rear (east) elevation.

Proposal

The proposal includes the demolition of the existing detached garage building and the construction of a larger replacement garage building. The existing garage building is positioned in the south west corner of the site and has been constructed against the original flint and brick boundary wall. The building has been constructed with fair faced concrete block work, with a mono- pitched roof clad with roofing felt.

The replacement garage building will be a traditional timber frame building clad with feather edge boarding, with a tiled pitch roof to match the existing cottage.

Scale and Appearance

The proposed garage building has been designed as a traditional timber framed building, clad with feather edge boarding above a brick plinth, with exposed timber posts to the front elevation. The roof will be a hipped roof with a catslide to northern end. The roof will be clad with plain clay tiles to match the existing cottage, with bonnet tiles to the hips. The eaves height will be 2.3m, reducing to 1.5m on the north elevation. The ridge will be at a height of 5.5m.

Layout

The building has been designed as a traditional cart shed, with three bays, providing an open car port, a garage with timber doors and a workshop accessed from the rear.

The proposed building will be located to the south of the existing cottage, 3m from the southern boundary and set back 10m from the western (front) boundary, in a position that will have little or no impact on the neighbouring property. The existing vehicle and pedestrian access from Norton Lane will remain unaltered and the existing parking area will be retained. The position of the garage will provide an improved parking and turning area and will enable vehicles to turn within the site and exit the site in a forward gear.

Landscaping

The existing gravel parking and turning area will be extended within the area of the existing garage and will be surfaced with gravel to match. Where the existing garage is to be demolished the original flint and brick garden wall will be exposed and made good as necessary. A new section of close boarded fence will be erected between the southern end of the new garage and the wall to the southern boundary.

Access

The existing vehicle and pedestrian access from Norton Lane will remain unaltered and the existing parking area will be retained. The position of the garage will provide an improved parking and turning area and will enable vehicles to turn within the site and exit the site in a forward gear.