

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.

This is a resubmission following the refusal of planning application AL/44/13 and application for listed building consent AL/45/13/L.

Following consultation with the planning officer the building has been redesigned to address the reasons for the previous refusals. The proposed work shop which traversed the line of the existing masonry wall has now been omitted.

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 in a similar location.

The existing 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 brick building with a tiled pitch roof to match the existing cottage.

Scale and Appearance

The proposed garage building has been designed as a traditional brick building with a section of timber feather edge boarding to the north elevation. The roof will be a traditional hipped roof clad with plain clay tiles to match the existing cottage, with bonnet tiles to the hips. The eaves height will be 2.3m and the ridge will be at a height of 5m.

The building will be constructed in a similar location to the existing garage, within the existing flint and brick boundary wall. This wall is approximately 2.2m high and very little of the garage below eaves level will be visible from outside the site. The building has been sympathetically designed to enhance the character and appearance of the listed building and Norton Lane conservation area.

Layout

The proposed garage building includes a two bay garage building, similar in size to the existing garage. The building will be divided into two single garages with two garage doors.

The existing vehicle and pedestrian access from Norton Lane will remain unaltered and the existing parking area will be retained.

Landscaping

The existing gravel drive and parking area and landscaping will remain unaltered.

Access

The existing vehicle and pedestrian access from Norton Lane will remain unaltered and the existing parking area will be retained.