

**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/98/12 and application for listed building consent AL/109/12/L.

Following consultation with the planning officer the building has been redesigned to address the reasons for the previous refusals. The scale of the building has been substantially reduced. The building has been repositioned to avoid the loss of any of the existing historic garden walls.

**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 18<sup>th</sup> 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, with a small work shop building attached to the east elevation.

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 roof over the attached work shop will have a ridge level of 4.1m.

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 work shop area extends from the east elevation of the garage into the garden. This section of the building will be screened from view not only by the boundary wall but also an existing 2m high wall between the parking area and garden. The work shop is shallower than the garage, which will allow the retention of the existing garden wall and reduces the ridge level and therefore reduces the scale and mass of the building. 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, with an attached work shop on the eastern elevation. The building will be divided into three areas, an open carport, an enclosed garage with timber doors and an attached work shop with direct access into the garage. The building will be positioned in a similar location to the existing garage.

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.