

PLANNING, DESIGN & ACCESS STATEMENT

DOVECOTE
HOBBS COURT
BILSHAM ROAD
YAPTON
WEST SUSSEX
BN18 0JY

Conversion of existing carport into Garage.



AMdesign Architects

INTRODUCTION

This document sets out the planning, design and access statement to accompany the Householder Planning and Listed Building Application for the provision of garage doors to an existing carport at Dovecote, Hobbs Court, Yapton.

BACKGROUND

The existing (larger context) site comprises a series of period and later buildings arranged within a primary inward-facing courtyard setting, that have been or are currently being, converted into dwellings. Dovecote is already converted and occupied as a dwelling. Buildings within the site are classified as Grade II Listed and shown on context maps of the area from 1898.

SCHEDULE OF WORK

The submission is for the provision of permanent garage within the existing carports, a single storey building. The proposals include the introduction of timber garage doors and oak timber facing to existing steel columns. No parking arrangements will be changed within the site.

PLANNING ITEMS

The most recent planning application (a much larger proposal) that relate to the site is Y/105/13 for the conversion of farm buildings to residential dwellings, including Dovecote. This application was permitted with conditions.

DESIGN PHILOSOPHY

The proposal are simple and as unobtrusive as possible, designed to be in keeping with the existing architectural style and materials of the area, whilst minimising any impact to the Listed Buildings.

EXTERNAL APPEARANCE

The existing buildings, surrounding the proposed alterations are a mix of facing brickwork, rendered panels and horizontal timber weatherboarding. Some exposed structural timbers (painted black) are also visible. A grey slate roof with black gutters and downpipes exist. None of the existing materials will be effected by these works. The new garage doors will be located between existing steel columns that will be clad in oak, to provide a more authentic finish to the carport area.

SITE & ACCESS

No parking arrangements will be altered by this proposal, within the site.

CONCLUSION

The proposals are in keeping with their surroundings. Minimal visual impact will be created by the scheme, whilst an existing open storage area will become hidden behind appropriate garage doors.

AMdesign Architects

