



Introduction & Location

Design and Access Statement; Tyrolean Lodge, Yapton. BN18 0EA.

Tyrolean Lodge is a detached dwelling located a quarter of a mile to the south-west of Yapton village church in West Sussex. The site extends to approximately 0.1 Hectares (0.25 acres).

My clients are looking to demolish the existing single garage and side lean to and replace it with two story, double garage with first floor storage.



Existing Site

The existing site has a detached, 2-storey pitched roofed dwelling dating from around the 1970s. The site comprises of the original house, as-well as a number of outbuildings, including the garage block.

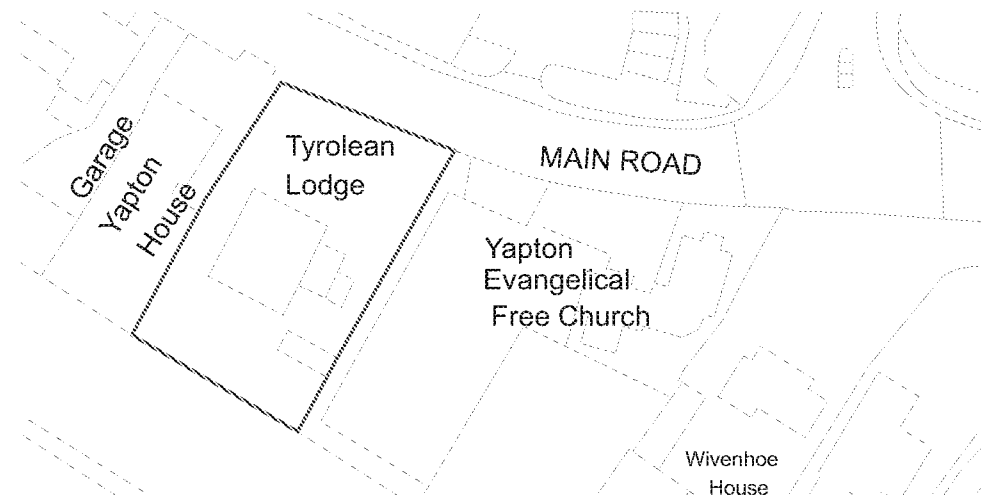
The property sits centre of site within a mature landscaped garden. The western and eastern boundaries are walled, with a established hedgerow running along the southern boundary.

The site is accessed by the main road running along the northern boundary. There is a brick and flint wall running along this boundary, obscuring the house from the road.

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Tyrolean Lodge as viewed from the Main Road.



Location Plan.

The Proposal - Concept

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The proposal is demolish the existing single garage and replace it with a double, two storey garage.

The new garage design is a sensitive addition looking to reflect the form and materiality of the existing house.

The double garage will have a up-and-over door facing the driveway and is set back from the building line of the existing house. To the rear is a small store and utility room.

The first floor is housed within the roof pitch, with the eaves and ridge line picking up the existing house.

The lower floor is to be rendered white with the upper floor clad in timber, matching the existing house.

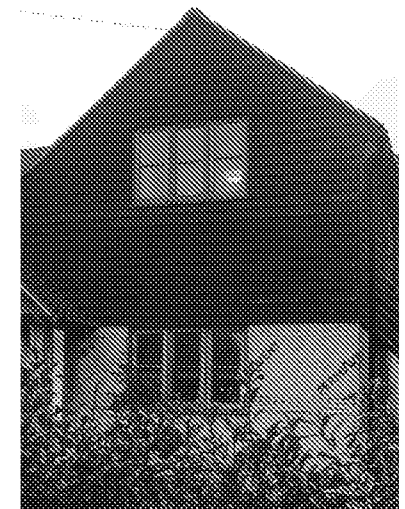
Roof is to be slate.

Landscape: the external landscaping will be unchanged. No trees need to be removed to facilitate the development.

Parking and Access: will remained unchanged.



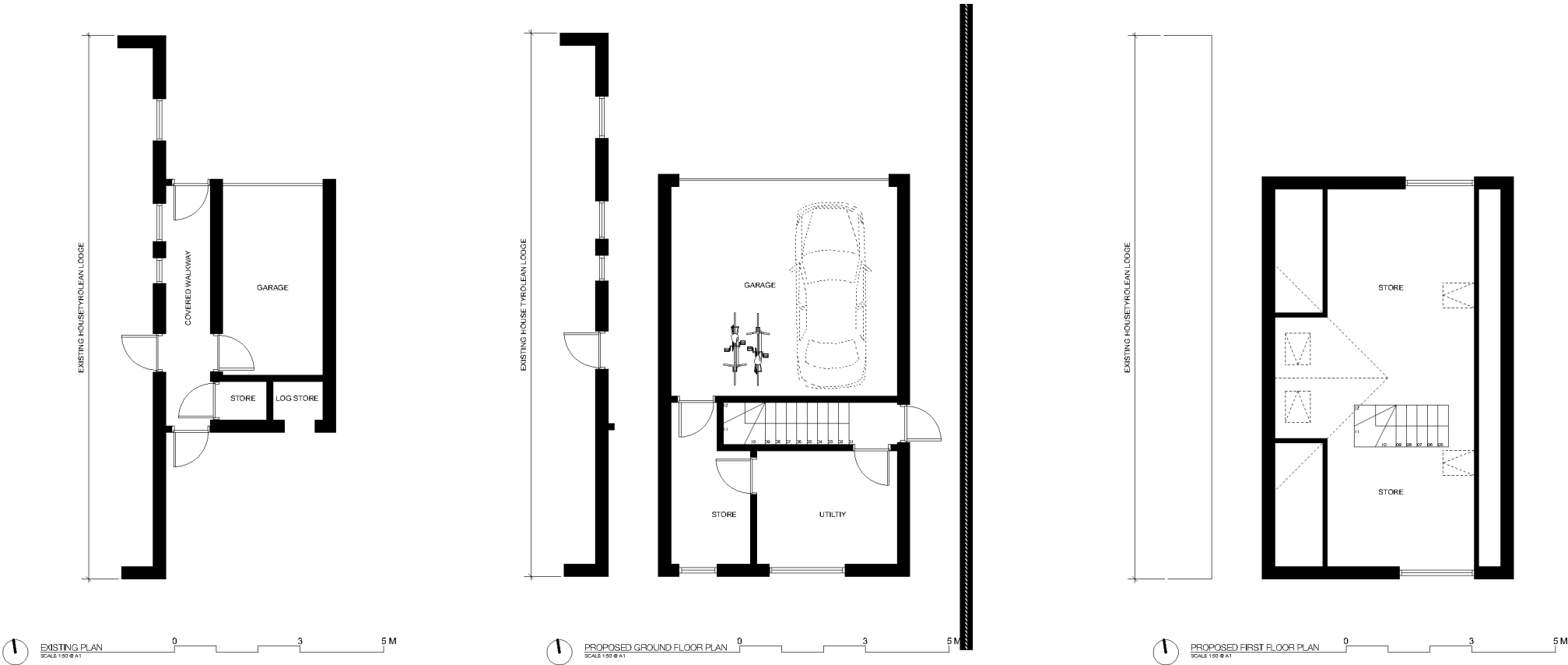
Current view of the exiting garage (north elevation). Current view of the exiting garage from the site entrance (north elevation).



Current view of the east elevation. Image of the proposed materials (to match the house).

The Proposal - Plans

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The Proposal - Elevations

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