

Design and Access Statement

Proposal to build a detached single garage with Storage/Workshop
3 Pond Farm, Pond Common Lane, Oxspring, Sheffield S36 8WR

INTRODUCTION

This statement is provided in support of the above proposal and is to be read in conjunction with the drawings provided with the accompanying planning application.

LOCATION

No. 3 Pond Farm is one of 4 homes that were constructed as part of a barn conversion development in 2002. The site already has 2 double garages which service the 4 homes.

USE

The single detached garage with Storage/Workshop is required to provide secure parking for a second vehicle and for a work and storage area. Planning permission was previously granted in 2004 (App. No. B/04/0555/PR/HH) for the same plot to erect a double garage, this permission has now lapsed as the building work was not carried out.

DESIGN & LAYOUT

The proposal is to erect a single detached garage with a Storage/Workshop to be built on the same plot that had a previous permission to build a double garage. The materials used will be in keeping with the other garage buildings on the developed site (images provided) with stone walls and a reproduction stone tiled roof. The garage will require a permeable paved area of stone sets to join it to the existing driveway.

SCALE

The foot print of the structure is 33m². The eaves and ridge point will match those of the other outbuildings on the site. The eaves at 2.4m and the ridge at 3.8m.

ACCESS

The proposed garage will not be directly accessible from the main road. Access to the garage would be from the existing drive on the clients property.

LANDSCAPING

There will be no landscaping required for the plot to accommodate the proposed structure. There are no trees or hedges that would be affected.

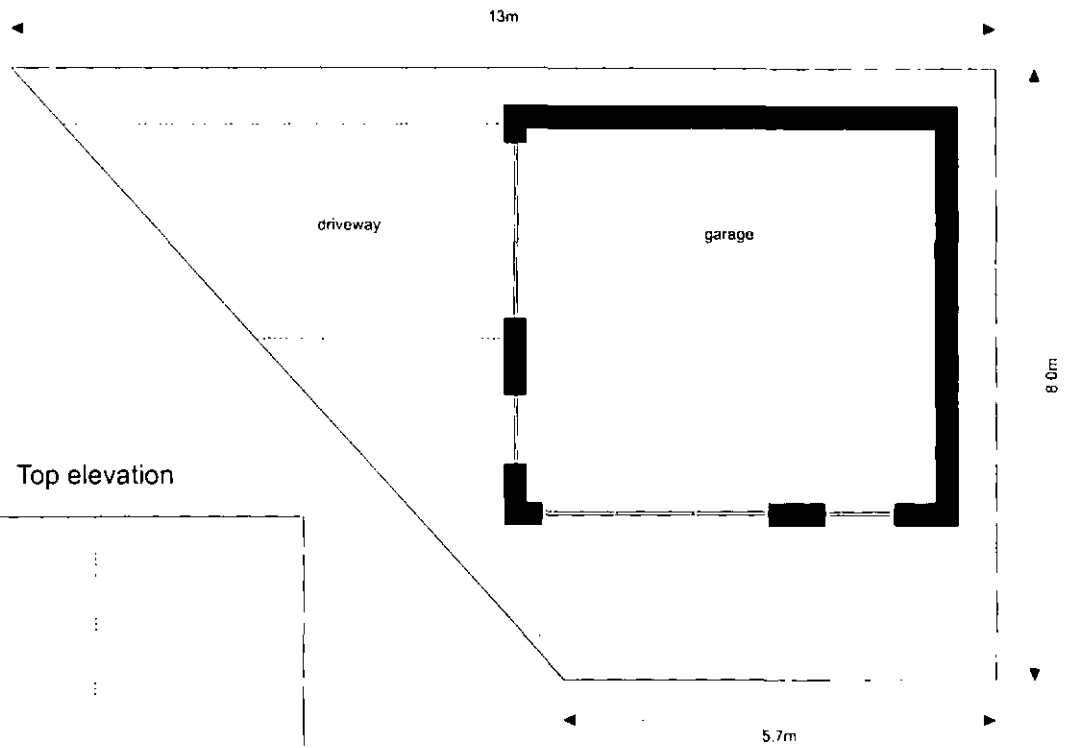
Client:	Mr Noel Hirst
Title:	Proposed Garage/Outbuilding
Date:	20 / 02 / 2010
Scale:	N/A

Location
3 Pond Farm
Pond Common Lane
Oxspring
Sheffield
S36 8WR

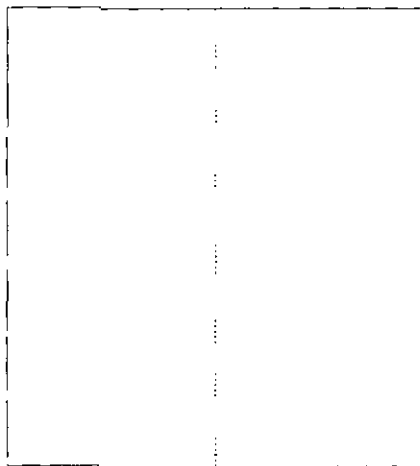


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Scale:	1:500

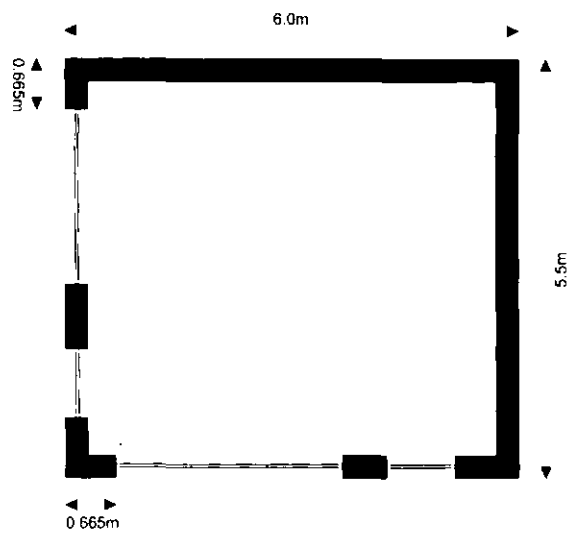
Plot position



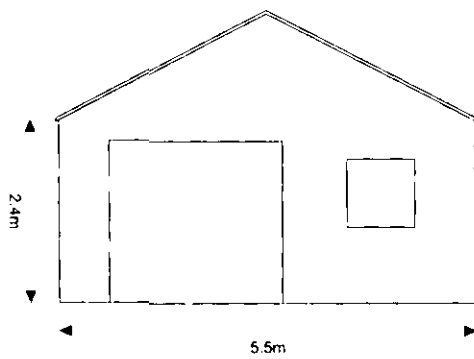
Top elevation



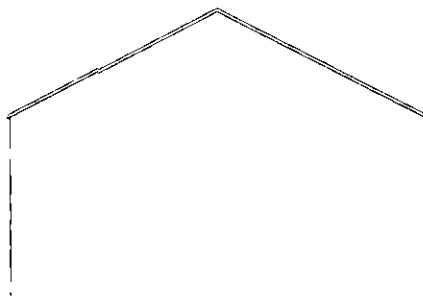
Building plan



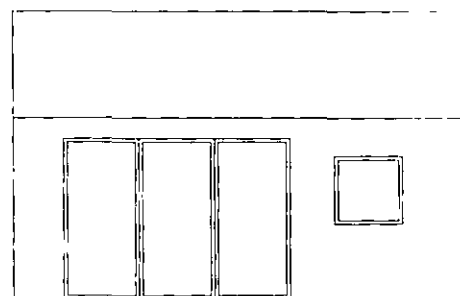
Side elevation



Side elevation



Front elevation



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Scale:	1:100



Materials:

Walls: Stone as other site buildings

Roof: Reproduction Stone Tiles rest of site buildings

Windows: Brown Frames

Doors: Brown Frames

Stone on existing garage



Plot for submitted plan



Existing garage



Plot for submitted plan



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