

## The Bungalow

### Design & Access Statement

#### Introduction

The 1960s bungalow has recently been purchased from elderly owners. It is in need of some refurbishment and car accommodation on site. It is built of concrete blocks manufactured to resemble stone blocks but currently painted grey.

The proposal is to construct a new panel based garage to the Folly Lane side of the plot. Both the garage and the bungalow will then be repainted in the same stone coloured modern external quality masonry paint.

#### Access

Access exists for vehicles from the Ingbirchworth Road/Folly Lane highway. The entrance to the site is basically unaltered and space exists for the garage and sufficient area for manoeuvring to allow exit in forward gear. The immediate area has a very low volume of traffic.

#### Design Impact

The garage is constructed of concrete pebble dash finish panels with a corrugated fibre roof in material grey finish. The doors and frames will be in timber. The panels will be painted to match the bungalow. The hedge to Folly Lane which is well established is a minimum height of 2.1 metres when freshly trimmed only slightly less than the ridge height of the building. Pedestrians and cars passing the site will not see the building. Only the front timber door will normally be seen from the road.

#### Environmental issues

An existing rotted timber building will be removed from the rear of the site so overall Green Belt intrusion will be minimal. The bungalow and curtilage exist with normal domestic planning rights. The site is also not in the Conservation Area.

#### Summary

The proposed garage will improve the safety & amenity of an existing somewhat dated bungalow. It will have the minimal visual impact and no adverse effects on adjoining properties.