



File ref: 190 - Planning, Design and Access Statement
Our ref: Stage 3 - Planning
Date: Tuesday, 09 March 2021

PLANNING DESIGN AND ACCESS STATEMENT

1. PROJECT:

The Lodge, West Lilling – Garage demolition and new annexe, and outbuilding renovation to home office.

2. Design Principles and Concepts

The existing garage building is a brick built single storey building which houses three cars and some storage. The proposal is to demolish this building and to rebuild it as a two-storey annexe. There will be space for three cars at ground floor level and a plant area. There is a staircase to living accommodation above.

There are two bedrooms, an en-suite and family bathroom, open plan living and dining area.

The proposal is to provide living accommodation for a live-in nanny or support staff, and to be connected to the use of the main house.

The outbuilding due to be renovated is to provide a home office, with kitchenette and ground floor WC.

The key design principles are:

- a. considered use of natural light to all new rooms,
- b. ensuring privacy for inhabitants and well as neighbouring properties,
- c. considering the energy use and environmental aspects of materials to be used through use of cladding, highly efficient glazing and insulation.

The materials to be used for the new annexe are intended to reflect the style of the existing house, incorporating the style of existing brickwork. The outbuilding will remain as existing appearance, with the addition of a small dormer to provide light to the mezzanine floor.

3. Context of Proposal

The proposed garage annexe is to be located within the existing residential plot, on the former position of the garage. The site is located well in the village, with good access to local amenities and facilities.

The current owner of the property is working towards a self-build proposal and seeks to propose a scheme that sits well on the site.

4. Consultation

No current applications have been submitted by our company and no pre-application enquiry has been made in relation to the scheme.



5. Existing Photographs



6. Flood Risk Assessment

According to the Environment Agency records the site is at a low risk of flooding.