

Heather Cottage
Bentrigg lane
Ravenscar
Scarborough
YO13 0NG

Document DAS 100

Design and Access Statement

There is a need for a garage at my property for the storage and security of a car and also small mowing machine , tools etc to maintain the approx 1.5 acres of garden and woodland behind the property.

The proposed garage would be sited at the end of the existing tarmac drive and located at least 2 meters from the boundary and adjacent to the existing neighbouring garage and workshop buildings, so that there will be minimal visual impact on the area.

The existing drive dips down from the road so that the proposed garage and existing dwelling can be only partly seen from the road.

The construction will be of high density concrete block double skinned to fire rating A6 then rendered in brown to suit the main dwelling

The roof will be brown tiled on wooden frame to exceed the loading requirements.

The floor will be concrete with a damp proof membrane up to the wall DPC.

The wall DPC will be minimum 100 mm above ground level

The drain off water will be routed and connected to the existing dedicated dwelling rainwater soakaway system.