

Design & Access Statement

5 New Houses
Grosmont

Proposed Alteration to Garage Roof
To Construct a Pitched Gabled Roof

Design Statement

The proposals relate to the separated garage which belongs to 5 New Houses, Grosmont. The proposals are to replace the existing flat garage roof with a new low pitched gable roof. The scheme represent a planning gain for the site, it also fits in with the local design characteristics. Firstly, the applicant wishes to proceed with this scheme as the existing garage roof is unfit for purpose and is desperately in need of replacing. By using a pitched roof design it should have a longer life span and require less maintenance than a standard flat roof design. Currently, the overall appearance of the garage especially from the road elevation is in a poor condition (Image 1). The existing garage door is again unfit for purpose and together the site becoming a bit of an eyesore and thus detracts from the area.



(Image 1)

The proposed low pitched gabled roof design which will be covered with Spanish slates is in keeping with the local vernacular roof form; as evident from (Image 2) which shows a front elevation view of 5 New Houses, which has a slated gable roof which is located 30 meters along the road to the west.



(Image 2)

The scheme is proposing to use vertical treated timber boarding to both the gable ends of the new garage roof, as suggested in the pre-application advice. This approach would demonstrate that the garage is subservient to the main dwelling and ensure it is in keeping with other general agriculturally out-buildings in the surrounding area.

The scheme envisages an up and over vertically boarded, brown coloured effect garage door. The proposed garage door is designed sympathetically to appear like a timber framed door. This approach was selected to make the garage in keeping with the local area.

It's also worth taking into consideration that currently there is a timber framed up and over garage door. The pre-application did suggest the use of side hung, vertically boarded, single timber framed garage doors, however, an up and over effect garage door is preferred because to the longer life span, little maintenance would be required and it would be easier for the applicant to gain access to and from the garage.

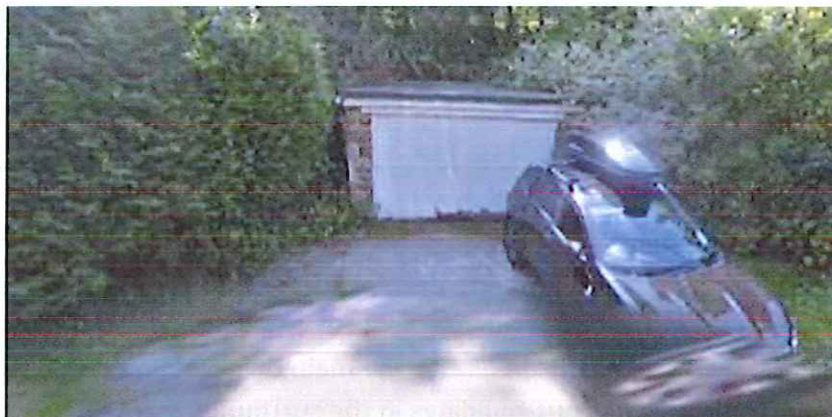
Access Statement

There is no planned change to the access or access arrangements to the garage. However, as mentioned above, to enter the garage currently the applicant can drive on to the concrete vehicle standing area which is immediately in front of the garage as seen in (Image 3). The vehicle is now off the road where the applicant can now safely open the garage door. And drive into the garage.



(Image 3)

If the scheme followed the pre-application advice to have side hung, single timber doors the applicant's vehicle would have to stop on the public highway, because there would be not enough room for a vehicle to drive on to the concrete vehicle standing area and open the garage doors at the same time. This point is emphasized by (Image 4) which shows a vehicle parked on the hard standing area and there would not be enough room to open a pair of single garage doors as suggested in the pre-application advice.



(Image 4)

Instead the applicant would have stop the vehicle on the highway, open the driver's car door, walk around the vehicle, open the garage door and then drive into the garage. Given that the Easkdaleside road is narrow, visibility is reduced due to the nature of the road and vehicles do travel along the road at fast speeds and also there is a low visibility corner along the road to the west.

Images 5 and 6 shows the view from the garage to the east and the west and demonstrates if the applicant's vehicle had to stop at the side of the road (in order to open the garage door), there would be an obstacle to oncoming traffic and due to the nature of the road and the likelihood of a road traffic collision would dramatically increase.



(Image 5 – View from the garage to the east)



(Image 6 – View from the garage to the west)

Therefore, the scheme envisages an up and over garage door to completely reduce the risk of a road traffic collision, so a vehicle can drive on to the free standing area knowing they are safe from oncoming traffic.