

Mansion Gardens

Design and Access Statement

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Prepared by Ecos Maclean Ltd



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Engineering - materials, energy, structure

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The Context

The property is modern detached house on a new estate. The materials, room forms and hard landscaping impart a consistency of design to the estate.

The estate is covered by an Article 4 directive which removes permitted development rights on the estate.

The property has a long open garden beside the estate road and the gable end wall faces the road and entrance. The ground floor of the garage is set below the level of the estate road and the whole garden is overlooked by the users of the estate road and has little utility as a private amenity area.

Appraisal

The proposed alterations are:

1. Conversion of garage to additional ground floor accommodation.
2. Creation of new off road parking to compensate for loss of integral garage.
3. Addition of conservatory to side of property
4. Addition of new open fence on existing brick boundary wall.
5. Move the existing front door forward to enclose the existing covered entrance.

The garage conversion has been designed to retain the timber boarding used on the existing garages and so maintains the appearance of a garage door. It is therefore consistent with the pallet of materials and design of the estate.

The off road parking makes use of land at the end of the garden and beside an existing parking area. The surfacing of the parking will be a light buff coloured bonded aggregate which will be similar colour of other materials on the estate.

The conservatory will be set below the road and be a light glass structure which will not add significantly to the massing of the existing building. It will also be screened from the road by planting at the corner of the garden and so will have minimal visual impact.

The new fence is designed with vertical boards set at an angle with space between each board to allow light to pass through whilst reducing the overlooking of the garden from the road. This boards used will be similar in appearance to the material used for the close boarded fences abutting other parts of the estate road.

Impact on Estate

The choice of materials and approach to design have followed the estate design principles and materials.

All the changes proposed are minor and have been carefully considered to avoid detriment to the estate design and neighbours.

Access

The alterations to the front door by moving the door forward, removes the step at the side and makes the threshold level and so improves the ease of disabled access to the ground floor.

Materials

The extension will be constructed from London stock bricks double and triple glazed panels framed in black powder coated aluminium.