DESIGN AND ACCESS STATEMENT

Applicant: Paul Walker

Site Address: 15 Dale Close, Fritchley, DE56 2HZ

Proposal: Proposed erection of a lightweight, contemporary timber/steel-framed tapered carport.

Date: May 22, 2026

Manufacturer: Kappion Limited (carports-canopies.com)

1. Introduction & Site Context

This statement has been prepared to support the planning application for a domestic carport at 15 Dale Close. The property is uniquely situated on an **internal corner** plot, where the main residential dwelling sits on one side of the corner and the detached/attached garage on the other.

Because of this specific layout, the driveway area directly in front of the garage technically forms part of the primary elevation. To provide necessary weather protection for vehicles while respecting the surrounding area, a bespoke, highly optimised architectural solution is required.

2. Design Principles

Layout and Space Optimisation

- **Bespoke Tapered Design:** The carport features a custom tapered footprint, measuring approximately 6090 mm in length, 5070 mm at the wide entrance, and tapering to 3900 mm. This geometry is specifically engineered to fit cleanly into the internal corner of the plot without awkwardly jutting out.
- **Positioning:** It is located directly in front of the existing garage, utilising a space already dedicated to vehicle parking and hardstanding.

Scale and Subservience

- **Low Profile:** The structure maintains a minimal vertical footprint, sloping from a maximum height of 2530 mm down to a clear height of 2090 mm.
- **Visual Weight:** By maintaining a low, sloped roofline, the carport remains strictly subservient to both the main house and the garage structure, ensuring it does not dominate the plot.

Appearance and Materials

- **Lightweight Aesthetic:** Unlike a traditional brick or bulky timber extension, this carport utilises an ultra-slim, high-tensile steel frame. The open-sided configuration provides maximum transparency, allowing light to pass through and preventing any sense of enclosure or bulk.

- **Premium Finishes:** The steel structure is hot-dip galvanised and then powder-coated, resulting in a high-quality **full duplex coat**. This provides excellent longevity and a clean, contemporary finish that seamlessly complements the modern street scene.
- **Discreet Water Management:** To eliminate unsightly external plastic guttering, the structure features a fully integrated **internal downpipe** system hidden within the frame, preserving its clean, minimalist lines.

3. Impact on the Street Scene & Visual Amenity

While situated on the primary elevation, the proposed carport has been designed from the ground up to minimise visual impact on Dale Close:

- **Transparency:** Because the structure lacks solid walls, views of the house and garage are preserved. It does not create a harsh visual barrier or result in a "closed-in" appearance.
- **Discreet Corner Positioning:** Nestled within the internal corner between the house and the garage, the structure is naturally framed and shielded by the existing building masses, making it remarkably unobtrusive from wider public vantage points.
- **Sympathetic Integration:** The high-quality finish and contemporary design elevate the property's exterior without clashing with the local character.

4. Access and Parking

- **Vehicular Access:** Highways and vehicular access from Dale Close remain completely unchanged. The entrance width of 5070 mm ensures effortless and safe maneuverability for vehicles entering and exiting the driveway.
- **Pedestrian Access:** Clear pedestrian pathways around the side of the property and into the main dwelling are fully maintained.
- **Sustainability:** The structure requires no extensive ground works or alterations to existing permeable drainage layouts, and protects existing personal transport assets from weathering, aligning with sustainable residential use.

5. Conclusion

The proposed tapered carport represents a high-quality, modest addition to 15 Dale Close. It addresses a practical domestic need using a lightweight, transparent design that respects its position on the internal corner of the primary elevation. Given its sleek materials, discreet profiling, and total subservience to the main property, we respectfully request that planning permission be granted.