LANG ARCHITECTS

Design and Access Statement
20, Cromford Road Crich

1.0 Proposed Garage and change of use

1.01 This Design Statement has been prepared in support of the change of use of a parcel of agricultural land to domestic curtilage, together with the construction of a garage and associated driveway

1.02 The applicant's house and its domestic curtilage sit to the north of a large plot, owned by the applicants and their family.

1.03 The proposed garage will be situated in the north west of the land in ownership, adjacent to the rear garden of the property. The garage is positioned close to the existing garden to maintain a compact form of development and avoid unnecessary sprawl into the countryside. Its location would be hidden from public view.

1.04 The proposed location will offer a convenient connection to the house with the driveway following a logical and efficient route from an existing car parking area. No new access onto the public highway is required.

1.05 The form, scale and materials proposed in the construction of the garage have been chosen because of their sensitivity and compatibility with the existing property. Its footprint is proportionate to the needs of a domestic garage to ensure that the structure does not dominate the site or surrounding landscape.

1.06 A simple pitched slate roof and traditional material palette of brick plinth and timber cladding help ensure it is not an unwelcome or intrusive addition to the site.

1.07 Existing hedgerows and boundaries will be retained where possible while the new boundaries will reflect existing treatments (e.g., native hedging and fencing). Hardstanding for the driveway will use permeable or visually recessive materials and be of a ‘no-dig’ construction. This will help to soften the visual impact and maintain the rural character of the site, minimising harm to tree roots.

1.10 The applicants are open to limiting the domestic curtilage to the garage if preferred. Thus leaving the driveway within the agricultural curtilage with permission for driveway access over.

2.0 Sustainability

2.01 Every effort will be made to reduce the impact of the construction process with materials and services sourced locally.

2.02 To create a low energy envelope, recycled or low carbon alternatives will be chosen for new materials where possible. High performance insulation will be specified to maximise the thermal performance of the building.

2.03 A low-emission vehicle charge point will be installed within the garage.

2.04 Monocrystalline, integrated, flush solar panels will be installed within the garage roof to provide a sustainable source of electricity with minimal impact on the conservation area .