DESIGN AND ACCESS STATEMENT

Proposed New Double Garage with First Floor Workshop
At 52 Shuster Road, Victoria Park M14 5PE
For Mr M Barker

PLANNING AND BUILDING CONTROL
10 MAY 2013

GENERAL

Site History and Background

The site of approximately 600sq m is within the Victoria Park Conservation Area

The site has received previous full planning permission for side extension that was granted on 27/03/2008 ref 085714

Environs

The property is located at the west side corner of the Shuster Road development and the side adjoins the Lower Park Road and Denison Road junction
This development consists of a mixed terraced, semi and detached buildings of mainly three storey residential properties constructed with buff brickwork with contrasting brick embellishments with Georgian style windows all beneath a steeply sloping dark tiled roofs with dormer windows constructed early this century. In all cases the mature existing hedges and trees have been maintained behind high fencing

Security by Design

The proposed entrance doors to the garage will be constructed using "Security by Design" details

The Scheme and Proposal

Our client has a large rear garden area and wishes to construct new double garage with small hobbies room workshop in the roof space that reflects his cricket interests
The construction has been carefully designed to be complimentary to the existing developments with matching brickwork, roof finish and dormers and comply with PPS 5 "Planning for Historic Environment"

Access for Disabled

The dwelling complies with level entrance threshold requirements with the staircase being designed for ambient use

Landscaping

It is envisaged that there will be no significant loss of garden space as the existing gravel surface to the front, side and rear will be retained with minor alterations
All large mature trees surrounding the boundaries of the site will be retained

Conclusion

We are of the opinion that all these proposals would enhance the surrounding environment to the benefit of the all who frequent the area