

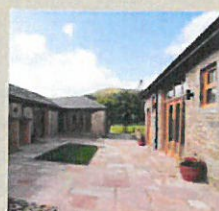
320180089 P

## DESIGN AND ACCESS STATEMENT

For  
Proposed Conversion of Existing Garage at  
Cobstones, Manor Road, Copster Green, BB1 9EP

**Date:** January 2018  
**Job ref:** 5528

from concept to creation...



## INTRODUCTION

This Design and access Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of the applicant Mr and Mrs Hutchings. It has been prepared as part of a Householder Application which seeks planning permission to convert the existing garage into a granny annex kitchen and dining room.

It is to be read in conjunction with all planning drawings and supporting documentation.

## SITE CHARACTERISTICS

The site is located in the village of Copster Green and is accessed off Manor Road from Lovely Hall Lane.

The existing building is a detached stone built cottage set back off the access track. Formerly built as two cottages it is currently a single dwelling with an attached garage to the to the North East elevation which is accessed directly from the driveway with parking to the side.



**Figure 1:** Front Elevation



**Figure 2:** Garage Elevation



**Figure 3:** Side Elevation of Existing Garage

## DESIGN STRATEGY

The proposed conversion of the garage is required as a result of an evolving family needs and requirement of an additional annex kitchen and dining area.

The existing footprint of the garage will remain as existing to provide a kitchen, dining area, utility room and WC. Existing openings will be adapted to suit the design layout with the introduction of materials to match existing. The garage door opening will provide two windows with the remainder in-filled with stone to match the existing house and a rear existing window cill will be lowered to accommodate a new glazed door accessing the rear garden. A rear porch is proposed to provide a sheltered entrance to the existing house again utilising existing materials.

The existing loft and ceiling height will be retained for the conversion and will remain as existing and not be altered as part of this application.

The design proposal is sympathetic to the existing house and integrates positively with the existing elevation.

## ACCESS

Access to the existing house will remain as existing via a front main entrance porch and a rear pedestrian access.

Transport access will also remain the same with a number of off road parking provided on site to the side of the existing garage as currently used.

## CONCLUSION

In summary the proposal which forms the basis of this householder application has been designed to provide a sensitive conversion proposal for the site and surrounding area whilst providing additional space to meet the applicants requirements.