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**SUNDERLAND PEACOCK ARCHITECTS**

**EXTENSION AND ALTERATION OF  
EXISTING DETACHED GARAGE TO CREATE  
ADDITIONAL ACCOMMODATION**

**AT  
WILLOW BARN  
BROOKHOUSE  
THORNLEY  
PR3 2TN**

**FOR MR AND MRS R HINDLE**

**Design and Access Statement**

**October 2018**

## **DEVELOPMENT**

The proposal involves the alteration and extension of the existing detached garage to create ancillary accommodation to Willow Barn, including two bedrooms, a bathroom and a small balcony to the rear.

## **USE**

The proposed redeveloped garage will be used by the owners as ancillary bedroom accommodation at first floor, retaining the double garage and stores at ground level.

## **AMOUNT**

The current two car garage is just under 54m<sup>2</sup> at ground level with a ridge height of 4.3m. The ridge runs front to back with a gable facing the drive. The building has two elevations in stone and the hidden sides with pebble dash render. Using the footprint, the two additional bedrooms will occupy two thirds of the first floor rear area together with a side extension of 4.2 x 3.0m to enable an additional store at ground level, a bathroom at first floor and an external stone stair.

Total additional floor space created is around 56m<sup>2</sup>.

## **LAYOUT**

The layout of the site does not change as the garage is retained in its present position. The short walk from the rear of Willow Barn is not an issue. The use of a stone staircase with a metal handrail is typical of the access to small ancillary spaces proposed. The layout suggests a small balcony to the rear enabling family members to have a small southerly sitting area to the south side of the rooms.

## **SCALE OF EXTENSION**

The scale is noted above however we have investigated options in the design process regarding the overall height of the ridge. The final solution using, as noted, a cat slide type roof to the front was considered the more appropriate solution. Reversing the ridge would reduce the height slightly but leaves a dominant gable facing the converted Willow Barn. The converted / extended garage remains subservient by reducing the dominance of the front gable (replaced with a horizontal gutter just above the garage door) with a traditional vernacular design using the extended 'cat slide' detail. Its overall domination is reduced with the steep hill behind.

## **APPEARANCE**

The existing garage is constructed in stone on the visible elevations. The proposed structure will retain the stone up to first floor level (including the extension). The first floor works will be finished with horizontal overlap larch (left to go grey). The roof will be refinished with the natural slate taken from the existing roof and supplemented if needed with matching slate to the rear.

The balcony is constructed with timber legs and framework. The balustrade is constructed using timber and glass. Window frames constructed in painted timber.

## **ACCESS**

There is no proposed change to the access as the proposed redeveloped garage is situated on the footprint of the existing garage.