

DESIGN AND ACCESS STATEMENT

23 Bridgefoot Path

Garage to Studio



Fig 1: Existing West Elevation

Proposals

The existing garage to the property is currently too tight to fit a standard car. The proposal is to convert the existing garage into a studio with a small WC to the rear.

Examples



Along Bridgefoot Path there are a series of white rendered houses with similar bay windows which we are proposing to replicate.

Amount

The garage has an area of 15m². This area will not be increased.

Layout

The layout of the studio matches that of the garage. We are moving the existing door to the east slightly in order to create a WC. The bay window to the front uses the existing aperture and lintel from the garage door.

Scale

Under planning approval APP/12/00717 the garage already has planning approval to pitch the roof at 36 degrees. Once this was approved a concerned neighbour contacted us to discuss if we could low the pitch to give them a better view of the Millpond, we agreed. This lower pitch is shown on the submitted drawings.

Landscaping

N/A

Appearance

The appearance of the garage wall will remain as painted rendered. The windows will be upvc to match the existing house. On the main house we have used Eternit Boarding and we propose to use this on the front gable. The roof of the studio will be slate.

Use

The use will change from a garage to a studio.

Access

Access will remain as existing.