

DESIGN & ACCESS STATEMENT

Client: Julian Freeman Building Services Ltd

Project: Conversion of outbuilding into annexe at The Beeches, Drain Bank South, Cowbit, Spalding, Lincs, PE12 6FR

Ref: 071504

Document Ref: DAS01(P1)

Date: 07.09.15

INTRODUCTION

This planning application is for the conversion of an existing outbuilding into a granny annexe.

USE

The proposed use is for domestic purposes only and comprises a granny annexe to be used by family members of the applicant.

AMOUNT

The existing outbuilding footprint will be unchanged. The total GIFA will be approx 112sq.m.

LAYOUT

The site layout is not affected by the proposals. The building backs onto Drain Bank South and forms part of the frontage. The interior alterations will provide a living room and wet room which utilise existing windows / doors. The kitchen will look out towards Drain Bank South via a new window and the dining area will look out to the rear, utilising existing French doors. The two first floor bedrooms will principally look out to the garden via new French doors with Juliet balconies. Rooflights are proposed to the Drain Bank South side of the roof. A bathroom utilises an existing gable end window.

SCALE

The scale is unaffected by the proposals because the main work is within the existing envelope of the building. The form of the two Juliet balconies are in keeping with the overall scale of the building.

LANDSCAPING

The existing landscaping will not be affected by the conversion works.

APPEARANCE

The building will maintain its brickwork walls and tiled roof. The windows and doors will be upvc to match the existing. The dormer cheeks will be clad with upvc board cladding and the roofs will be of glass fibre.

ACCESS

The site access is not affected by the proposals. There is ample space for parking vehicles. The access into the building will be via the existing door on the north side.

ANDREW M WRIGHT LTD CHARTERED ARCHITECT

26 Joys Bank, Holbeach St Johns, Spalding, Lincolnshire, PE12 8SD
Telephone: 01406 540573 M: 07940 914778