

DESIGN & ACCESS STATEMENT

Client: Julian Freeman Building Services Ltd
Project: Conversion of Garage into Granny Annexe at 678 Broadgate, Weston , Spalding, Lincs.
Ref: 051502
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Date: 04.06.15

INTRODUCTION

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

USE

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

AMOUNT

The existing garage footprint will be unchanged apart from a small bay window to the front (east) elevation. The total GIFA will be approx 46.8sq.m.

LAYOUT

The site layout is not affected by the proposals. The garage is set well back from the road and both the existing house and garage are well screened by the mix of trees, bushes and shrubs to the front garden. The interior alterations will provide a living/kitchen area that looks out over the rear garden. The bedroom and bathroom will look out over the front garden.

SCALE

The scale is unaffected by the proposals because the main work is within the existing envelope of the building. A small bay window to the front is in keeping with the overall scale of the building.

LANDSCAPING

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

APPEARANCE

The building will maintain its red brickwork and pan tiled roof. The windows and doors will be upvc to match with the existing house.

ACCESS

The site access is not affected by the proposals. There is ample space for parking vehicles. The access into the building will be from the rear.

ANDREW M WRIGHT LTD CHARTERED ARCHITECT

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