DESIGN STATEMENT (including photographs)

Conversion of Existing Redundant Outbuilding to Dwelling
1 Royal Cottage, Troughstones Road, Biddulph
For Mr S Hibbert

The applicant Mr S Hibbert has owned 1 Royal Cottage and some adjacent land indicated blue on the Site Plan (3831/03A) for over ten years. The outbuilding was constructed in the back garden over ten years ago having pedestrian access from the rear garden of the dwelling and for vehicles from an existing drive through the adjacent owned land that also gives access to a long standing stable beyond. The outbuilding and vehicle access have been used continuously by Mr Hibbert in connection with his use of the outbuilding as a garage and workshop.

Mr Hibbert no longer lives at the property that is now occupied by tenants and the extensive rear garden containing the outbuilding is now surplus to requirements.

The outbuilding gained building regulations approval when constructed. The building has a large open ground floor plan with toilet and staircase leading to a boarded roofspace used for storage. The pebbledashed render external cavity walls sit on a natural stone plinth and have timber windows/door and two metal up and over garage doors. The pitched natural clay tile roof has sprocketed eaves and timber fascias. Rainwater goods are black plastic.

The proposal is to make use of the substantial redundant outbuilding by converting it into a new dwelling. The external changes required to enable this are minimal and include raising/lowering cills to some openings and the addition of two dormer windows clad in plain tiles to match existing. Internally the existing roofspace floor will be retained and new partition walls and staircase constructed.

Access to the new dwelling will remain as existing off Troughstones Road.

PHOTOGRAPHS











VWB Architects Ltd – 21 April 2017

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