

DESIGN AND ACCESS STATEMENT

SITE Wayside, Clewlow's Bank, Bagnall

PROPOSAL Change of use of part detached existing garage and garden room building to living accommodation.

SITE ASSESSMENT

The building lies within the gardens to the main dwelling at Wayside . It is currently used as a garage, workshop and a garden room including sauna and Jacuzzi facilities. The 1st floor loft is used for storage purposes . The property is located in the semi rural residential location of Bagnall village.

USE The building is only partly used as a garage and workshop with an open area housing a Jacuzzi and sauna. The first floor/loft area is vacant. The proposal is:

- a) To retain the garage and workshop on the ground floor.
- b) Enclose the open garden room area and use as a small lounge , dining and kitchen area.
- c) Use first floor/loft area as a single bedroom and bathroom with WC.

The changes would result in a dual use building comprising a garage and workshop and a flat /annexe providing domestic/ residential use. The new accommodation would provide an occasional and part time facility for visitors, guests, relatives and friends of the applicant's son.

It is a suitable and appropriate use which would fully utilize the building which is currently only part utilized.

The conversion works would be minimal and no new build will occur other than infill works to the garden room. A staircase is already in situ and the floor beams are sized sufficiently for domestic use and loadings.

LAYOUT The basic layout will remain unchanged and only minor internal works will be necessary.

AMOUNT The change of use will not result in any significant increase and the building itself will not be extended.

LANDSCAPING No additional landscaping will be necessary.

SCALE No change.

APPEARANCE The appearance of the building will not change other than with the installation of glazing to the open garden room section plus the addition of a new front access door.

ACCESS No change. Existing access arrangements will be maintained.