

21 February 2026

DESIGN AND ACCESS STATEMENT

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Proposed Conversion of Existing Brick Garage to Dwelling

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the conversion of an existing detached brick and timber garage into a self-contained residential dwelling. The site comprises an existing single-storey brick-built and timber garage located within the curtilage of a residential plot. The proposal seeks to provide a high-quality, modest dwelling that makes efficient use of an existing structure while enhancing its appearance and functionality.

2. Site Context

The site is situated within an established residential area characterised by:

Predominantly brick & stone-built dwellings

Pitched roof forms

Defined residential curtilages

On-plot vehicle parking

The existing garage is of traditional brick and timber construction with a pitched roof and currently serves ancillary

storage and parking purposes. It is structurally sound and well-related to the surrounding built form.

3. Planning Policy Context

The proposal aligns with national and local planning policies that support:

Efficient use of previously developed land

Sustainable development within existing settlements

Reuse of existing buildings where appropriate

Provision of smaller dwellings to meet housing demand

The scheme does not extend the building footprint (unless applicable) and therefore represents sustainable redevelopment with minimal environmental impact.

4. Design Principles

4.1 Amount

The proposal involves the conversion of the existing single-storey garage into a one-bedroom dwelling (or studio dwelling, amend as required).

No significant increase in built footprint is proposed. The extension would be modest in scale and subordinate to the existing structure.

4.2 Layout

The internal layout has been designed to provide:

Open-plan kitchen/living area

One bedroom

Bathroom

Storage provision

The layout maximises natural light through new or enlarged window openings while maintaining privacy for neighbouring properties.

4.3 Scale

The scale of the building remains consistent with the existing garage structure.

There are no proposed increases in ridge height or overall massing (unless applicable). Any minor alterations are proportionate and in keeping with surrounding development.

4.4 Appearance

The external appearance will be enhanced through:

Replacement of the garage door with brickwork and a window to match the host building

Installation of high-quality windows and doors

Retention and/or matching of existing brickwork

Roof materials to match the existing structure

These changes will improve the visual contribution of the building to the street scene and ensure it reads as a small residential unit rather than a garage.

4.5 Landscaping

Existing boundary treatments will be retained where possible.

Any additional landscaping (if required) may include:

Soft planting to soften the frontage

Defined private amenity space

Boundary fencing or screening for privacy

5. Residential Amenity

The proposal has been carefully designed to ensure:

No overlooking of neighbouring properties

No loss of light or overshadowing

Minimal noise impact

Adequate private amenity space for future occupiers

The use as a small dwelling is compatible with the surrounding residential context.

6. Access

6.1 Vehicular Access

The existing access arrangements will be retained.
Parking provision will comply with local authority standards.
The proposal will not result in unacceptable highway impacts.

6.2 Pedestrian Access

Safe and convenient pedestrian access is available from the existing driveway and/or footpath network.

6.3 Inclusive Access

The dwelling will be designed to comply, where feasible, with Part M of the Building Regulations.

Considerations include:

- Level or gently graded access
- Adequate door widths
- Accessible bathroom layout

7. Sustainability

The proposal represents sustainable development by:

- Reusing an existing structure
- Minimising demolition waste
- Limiting new construction materials
- Potentially incorporating energy-efficient insulation and glazing
- Opportunity for low-energy heating systems

The conversion significantly reduces embodied carbon compared to new-build construction.

8. Conclusion

The proposed conversion of the existing brick garage into a dwelling:

- Makes efficient use of an existing building
- Enhances the appearance of the site
- Provides additional residential accommodation
- Preserves neighbouring amenity
- Aligns with local and national planning policy

The development is considered appropriate in scale, design, and impact, and approval is respectfully requested.