COMPARELLI

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Design and Access Statement

For
Garage Conversion
at
Church Cottage
Church Hill
Donhead St Mary
Wiltshire SP7 9DQ

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Introduction

The owner of listed, grade II Church Cottage {fig1} would like to convert the existing, post 1948, flat roofed garage {fig.2 &3} into a guest annex.



Figure 1 Front elevation of Church Cottage, Donhead St Mary

The flat roofed form of the existing garage {fig's 2 &3} is incongruous to the pitched roof house. A key intension of this conversion is to address this formal shortcoming by adding a pitched roof.



Figure 2 Existing Garage; North elevation w/ Church Cottage in B/G



Figure 3 Existing Garage; East elevation facing St Mary's Church.

Use
The proposed garage conversion would become a guest annex ancillary to Church Cottage, a single family dwelling

Amount

The existing garage covers a gross external area of approximately 30.8m2
The proposed annex will cover approximately 33.3m2. This proposed increase would be due entirely to the addition of external insulation and timber cladding.

The volume of the existing garage is approximately 30.8m2 x 2.75m = 85m3.
With the addition of the proposed 45 degree pitched roof the volume of the guest annex would increase by approximately 50% or 45m3 bringing the total volume proposed to 130m3.

Layout

The layout of the proposed conversion would have a kitchenette, shower room, dining space and sitting area on the ground floor {fig 4}. The space under the pitched roof would become a sleeping loft {fig 5}. The Annex would be approached from the south, as the garage is now. The kitchen and shower room would be positioned to the west with a single window looking towards the west boundary / neighbour. Rooflights would provide additional daylight to this servant space. The main, served space of living and dining faces north and east to the views.

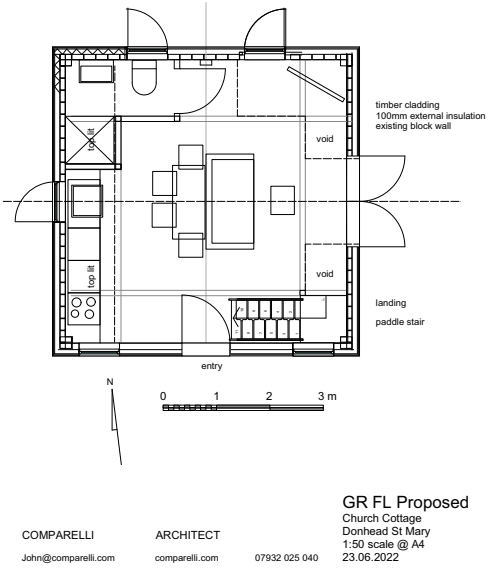


Figure 4 GR FL Plan

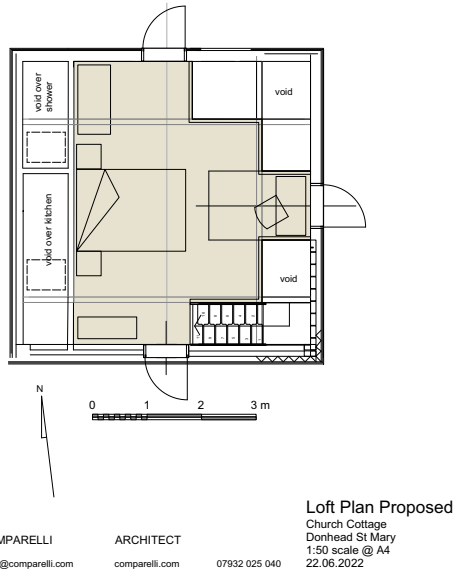


Figure 5 Loft Plan

Scale

The scale of the proposed Garage conversion has been increased by the addition of the appropriately pitched roof. This is warranted as it will be in keeping with Church Cottage and the surrounding context.

Landscaping

The landscape of a gravel drive leading to the conversion and the gardens adjacent will remain unchanged.

Appearance

The proposed conversion has been designed to look like a provincial, vernacular building with a clay tile, 45 degree pitched roof, timber cladding and symmetrically set out multi pane timber framed windows and doors {fig's 6&7}. We believe this is an appropriate response to the given historic and village context and that it would enhance the setting of the listed Church Cottage

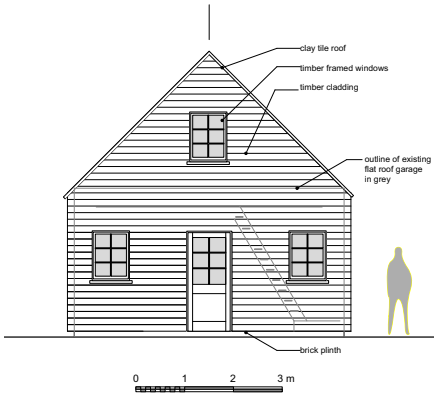


Figure 6 South Elevation Proposed

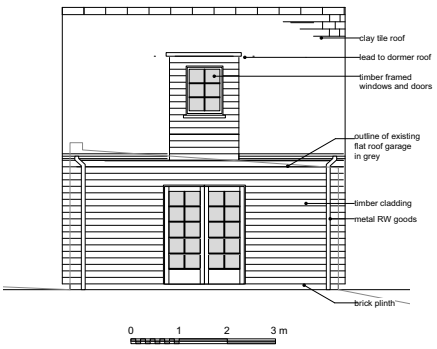


Figure 7 East Elevation Proposed

Access

The current vehicle access to the conversion together with a level threshold to the main entry and a ground floor WC will ensure access for all.

Sustainability

The reuse of the existing garage floor and wall structure will ensure the new embedded energy in the proposed conversion is minimised.

The over cloaking of insulation to the existing masonry will be, in effect, placing a cosy over a pot of tea. This will keep heat from escaping and reduce the diurnal peaks and troughs of cooling.

End of Design and Access Statement