Design & Access Statement

Having recently purchased this property, the clients have no intention of selling in the near future and intend to convert the unused garage space into a games room with toilet.

Internally a stud wall will be erected around the perimeter of the room for insulation purposes; and a toilet will be installed in the North West corner.

A new staircase is proposed in the South East corner to provide easier access to the loft space.

To comply with building regulations the existing window along the western elevation at first floor, will be removed and replaced with a means of escape. The new window is to match existing with timber frame, painted white.

Although the garage is not used for parking, two parking bays will be lost within this space. To ensure the property still has adequate parking two new parking bays are proposed to the west of the garage. The hardstanding is to be grey gravel to match the existing footpath.

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