

Conversion of Garage to Bedroom

Vega-Mara, Egton Bridge, Whitby, YO21 1UZ for Mr and Mrs G Strange

Design and Access Statement



Introduction

The proposal is to convert garage space into domestic accommodation for use as a bedroom or study room and provide a new roof layout to the rear porch.

The existing dwelling is single storey, wall finish constructed in random coursed stone with 'Double roman' pattern tiles over pitched roofs. The existing garage space has a flat roof and there are flat roof areas over the rear porch.

Design

The existing garage space, presently used as storage, will be converted for use as a bedroom or study room. Externally the garage door will be removed and the opening adjusted to allow the installation of a bow window in a style to match existing windows. The flat roof will be removed and the existing pitched roof line extended over the garage area. The side elevation wall will be built up in matching materials to form a gable wall to the roof line.

The rear porch roofs are to be removed and replaced with gable roofs pitched at right angles to the existing main roof, with a glass roof link between. The new roofs are to be tiled to match existing with the gables finished in a white polymer render on a timber frame structure.

Access

The access arrangements to the dwelling will remain as existing. There is adequate parking for vehicles within the existing curtilage and these arrangements will be unchanged.

Sustainability

As part of the scheme of improvements, the works will add considerable comfort to the occupiers and lead to a lower energy consumption in terms of space heating. It is proposed to replace the electric heating with a combined underfloor, radiator and hot water system to be run from an Air Source Heat Pump located at the rear of the property.

Materials to be used in the works are to match those on the existing dwelling. The render element is considered to be appropriate as this finish can be seen on other buildings in the locality.

Conclusion

The proposals will enhance the property with the removal of unsightly and problematic flat roof areas and considerably improve the comfort of the occupiers without any extension to the building footprint.

END OF STATEMENT

Stuart Duckett
Stuart Duckett Design