

Design and access statement **HOLDSWORTH**

Detached garage conversion

51 church street

Ainsworth

BL2 5RA



DESIGN

The property comprises of the main house which is on Church Street and a large block built garage with pitched roof at the back of the house which is accessed by three points.

- 1) A rear unadopted shared road.
- 2) The side entrance of the house
- 3) Through the main house and through the black door across the flagged area.

The garage is of a double breeze block construction with a pitched slated roof. It was built in 1987. There have been no alterations to the building since it's construction.

It is approx. 4.5m wide by 7.2m deep. Internal dimensions 4m X 6.5m

Eaves height is 2.5 metres and the roof height is 4 metres. It has electrics and also a sink and washing machine.

The proposal is to convert the detached garage into a one bedroomed living space with a bedroom/bathroom, lounge area and small kitchenette.

The proposal is to block up the garage entrance and install a window. Block up existing side door and replace with window. Access will be by French doors in place of the window at the rear of the garage which looks out on to the decking area.

The external blocked up areas will be replaced with render and tyrolean to match the existing exterior.

The interior will be rewired.

Also waste and plumbing for bathroom installed. A false ceiling with insulation fitted.

A stud wall to create the separate bathroom/bedroom area. A small kitchenette area will also be created. New PVC-U windows will replace existing rotten wooden windows and PVC-U French doors installed to create a new entrance at the rear of the building in place of the existing rotten wooden window. Laminate flooring will be fitted.

ACCESS

Access to the garage has always been from the side entrance of the main property or via the backdoor of the house and a short 15 ft walk to the garage or via the rear unadopted shared alley.

Access to the interior will be by new French doors which will replace the window at the rear of the garage which looks out on to the decking area.