

## **Design and Access Statement**

55 Credition Hill – Proposed Extension to Former Garage  
October 2016

Planning permission was granted in June 2016 for conversion of a detached garage for ancillary use to the ground floor flat (application Ref: 2016/0789/P). This work has now been implemented.

Permission is now sought to infill a small, unused triangle of land to the side of the garage in order to provide a WC, basin and shower. The use of the former garage, which consists of a single room of 16sqm, would remain ancillary to the main dwelling. There are no cooking or laundry facilities and the space does not function as an independent unit.

The addition of the WC etc would avoid houseguests having to access the bathroom in the main house. This is particularly impractical at nighttime as it involves going outside and requires houseguests to unlock the front door of the ground floor flat to gain entry.

The proposed extension is very small, having a GIA of 3 sqm and a street frontage 1.7m in width.

The site lies within a conservation area and hence the street elevation has been carefully considered to avoid any negative impact on the surroundings. It is proposed to clad the extension in painted timber, vertical boards, which tie in with the design of the garage doors. The result of this is to fill in a gap with a modest structure, which retains the look of an auxiliary building and sits naturally next to the traditional garage elevation.

Access to the former garage would remain unchanged.