

Design and Access Statement

Proposed Garage Conversion

8 Lucastes Lane, Haywards Heath, West Sussex, RH16 1LD

Introduction	This statement has been prepared to describe the rationale behind the design of the proposed alterations to the above property. The property comprises a detached two storey house, with integral double garage, situated on the north side of Lucastes Lane, Haywards Heath, West Sussex. The property is not listed, nor is it situated in a conservation area. The proposal comprises converting the existing integral garage into habitable accommodation, to be used as a home gymnasium. The two single garage doors will be removed and the voids infilled with brickwork, incorporating windows. No further changes to the exterior of the property are proposed.
Use	The property is a domestic dwelling and this will not alter.
Amount	Although garage space is separated from the house by an external passageway, the gross floor area of the existing property, including the existing garage and passage, is 266m², of which the garage comprises 33m². The converted garage will have a floor area of 30.4m² once converted to the home gymnasium.
Layout	The existing garage/proposed gymnasium is located to the side of the main, two storey house. No extensions are proposed or required. The existing drive will be retained and is capable of accommodating at least 3No 5.0m x 2.5m off street parking spaces.
Scale	As the proposal does not seek to increase the size of the existing building or drive, it is felt the scale of the proposal is acceptable.
Landscaping	Specific landscaping is not included in the proposal.
Design and Appearance	The infill walls built in facing brickwork set back by 15mm, to create panels, with detailing that matches the original building. The new windows will have brown painted/stained softwood frames that match those on the property.
Access	Principal access to the property will continue to be via the existing front door, which is unaffected by the works. The existing step into the newly created gymnasium will be retained.

Site Photographs



Existing South East (Front) Elevation



South East Elevation



Close up of the existing garage frontage



Existing rear elevation