

Design and Access Statement

Proposed Garage conversion at Glebe House, Watling Street, Nuneaton CV10 0SB

It is proposed to convert an existing single storey detached garage into annex accommodation to the main house, Glebe House.

The existing garage is of a masonry construction with a facing brick outer leaf. The roof comprises lattice timber trusses supporting clay roof tiles. The garage has two 'up and over' doors and a pedestrian access door to the southern elevation.

Access to the garage is directly off the existing parking area to the main house, Glebe House.

The existing ground floor level of the garage matches the parking area.

It is proposed to add insulation and a timber floor to garage which will raise the existing floor level up by approximately 150mm.

Level access, gradients no steeper than 1 in 21 will be provided into the converted garage, off the existing parking area to Glebe House.

Materials for the infilled garage door openings will match the existing garage.

Site Analysis

The site is accessed off Watling Street and has its own existing private driveway. The property cannot be viewed directly off Watling Street.

Vehicular parking will be as existing, within the large parking area adjacent to existing house, Glebe House.. Existing electricity will be retained.

New foul water connections will be made to the existing foul water drainage system. The existing roof drainage to the garage will be retained which drains to existing soakaway.

There is an existing level access approach to the garage from the road with gradients no steeper than 1 in 21. All access into the converted garage will be in accordance with Building Regulations Part M.