

**PLANNING APPLICATION DESIGN AND ACCESS STATEMENT IN CABE FORMAT
FOR THE PROPOSED CONVERSION OF AN EXISTING GARAGE INTO RESIDENTIAL
ACCOMMODATION AT HONEYPOT, HONEY LANE ANGMERING, WEST SUSSEX BN16 4AB**

1.0 Use The existing use of the site and the building is domestic residential. The proposed conversion will provide additional bedroom, kitchen and amenity space.

2.0 Amount The existing garage has a floor area of 29.5 m². The conversion will provide a total of 46 m² comprising 27 m² on the ground floor and a 19 m² mezzanine bedroom area.

3.0 Layout The proposed design and layout retains the existing building.

4.0 Scale The proposed conversion retains the existing building with the addition of a dormer window to the rear elevation.

5.0 Landscaping The existing garden layout and size is to be retained without change.

6.0 Appearance The existing building is retained using the same materials and detailing for the proposed conversion.

7.0 Access Equal access will be enabled by lowered door cills and ramp access wherever possible. Sheltered and secure cycle storage and household waste/recycling storage is already provided.

8.0 Eco concerns The existing garage is of a single brick skin construction for the walls with single glazing and an un-insulated roof and an un-insulated floor. The installation of a highly insulated new inner skin to the existing building walls, floor, and roof together with a highly insulated floor, timber walls and roof for the proposed additions will radically improve the environmental performance of this part of the building.

9.0 Sustainability All timber used in the construction will be drawn from accredited, sustainable sources. All other materials will be sourced from renewable or accredited sources wherever realistically feasible. Recycled or upcycled materials will also be employed wherever possible. The existing external skin of the building is to be retained but have its thermal performance radically improved. The existing roof tiles of the building will be retained and re-used but the thermal performance of the roof will be radically improved. All realistic efforts will be made to reduce the carbon footprint of the construction of the building and its components to its lowest possible, realistic, level.

10.0 Planning The proposed conversion falls within the national guidelines and parameters for Permitted Development Rights

10.0 Architectural and historic importance and features. The house and garage were built in 1999 so do not possess any historical or architectural features of importance or merit.

11.0 Design The design and construction of the conversion are based, wherever possible, on the "Building for Life" criteria and associated CABE guidance and good practice.

12.0 Conclusion The proposal to convert the garage takes a cold single skin garage, made redundant by the construction and resistance to the elements of modern cars and adds a high thermal functioning new inner skin to provide residential accommodation with a substantially improved environmental and sustainable performance.