

Design Statement

Garage Conversion

Church Farm House, Church Lane, Yapton, West Sussex, BN18 0EP

Site

The building is a detached redundant garage belonging to the main residence at the above address. This lies within the St Mary's Church Conservation Area. There are no listed structures or buildings at the above address or within the plot.

The building sits discretely in the north east corner of the main dwelling houses' plot and is 8m directly north of the main residence's north elevation. The former garage is no longer accessible by car, accessed only by foot.

The existing garage was built in the 1990's and consists of painted brick outer walls with mansard concrete tile and felt flat roof. Existing openings consist of wooden framed window and large metal up and over double door.

The Proposal

The proposed conversion/ improvements intend to enhance the existing garage by adopting the form of a former coach house style building. Thus softening the current utilitarian architecture of the existing 1990's building. The proposal is for the garage to remain ancillary to and compliment the main dwelling.

The proposal, by replacing the existing roof with a full pitched roof reflects both the main dwelling's architecture and surrounding outbuildings within the Conservation Area. Careful consideration has been given to the use of materials with the use of clay tiles to soften the roof line and the use of timber cladding on the northern elevation to emphasis the rural backdrop of the plot.

Windows have been kept to a minimum to ensure an agricultural feel to the former garage with velux windows facing away from any potentially sensitive views from the main dwelling. The proposed 'Edwardian style' wooden garage doors again reflecting a coach house effect along with the feature first floor half-moon window. All finishes ensuring the building remains ancillary in outlook to the main residence.

It is proposed to improve the existing building by way of reflecting the style and materials of the main dwelling house.

The existing garage building is already serviced with all utilities including main foul drain.