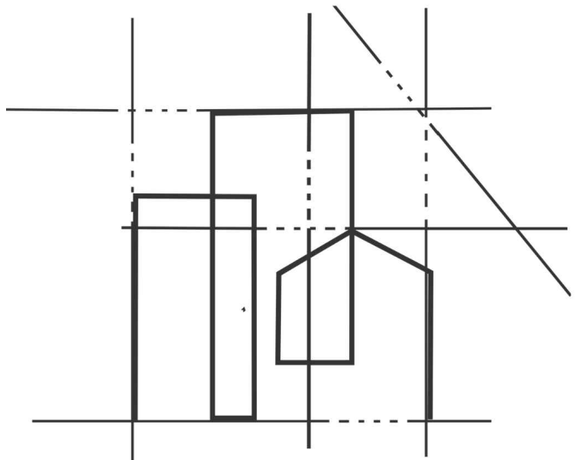
THE
PLANNING
STUDIO



Architectural Design
& Planning Services

PROJECT : 2a Courtfield Gardens

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CONSTRUCTION

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D E S I G N A N D A C C E S S S T A T E M E N T

1. Introduction

The proposal seeks to make better and more practical use of the existing garage space while improving the long-term functionality and accessibility of the dwelling. The works are primarily driven by the changing needs of the homeowners. Providing suitable accommodation at ground-floor level will allow the homeowners to live comfortably in their home.

2. Existing Site and Property

The property is an existing residential dwelling within Courtfield Gardens. It benefits from an integral garage which is currently used primarily for ancillary storage.

The garage represents an underutilised area of the property and provides an opportunity to create additional functional space without extending the overall footprint of the dwelling.

The proposal is therefore focused on the internal conversion and adaptation of the existing garage rather than the creation of additional built form. This represents an efficient and proportionate approach to improving the existing dwelling.

3. Proposed Development

The proposal involves the conversion of the existing integral garage into three practical areas:

- **Study/Bedroom** - providing a dedicated space for working, studying and other household activities, with the flexibility to be used as a bedroom if required.
- **Shower Room** - providing convenient access to washing and sanitary facilities on the ground floor.
- **Utility Room** - providing additional space for household appliances, laundry and storage.

The arrangement has been designed to make efficient use of the existing garage footprint while creating practical and well-integrated spaces that form part of the main dwelling.
The provision of a ground-floor shower room will give the homeowners convenient access to essential sanitary facilities without requiring regular use of the first-floor facilities.

4. Design Considerations

The design has been developed with consideration given to the existing character and appearance of the property and the established residential setting.

As the proposal involves the conversion of the existing integral garage, there is no requirement for a substantial increase in the footprint of the dwelling. The works therefore represent an efficient use of the existing built form and minimise the need for additional development.

Internally, the layout has been arranged to provide a logical relationship between the study/bedroom, shower room and utility room, while maintaining appropriate circulation and usability.
Particular consideration has been given to the long-term flexibility of the study/bedroom. This provides the dwelling with greater flexibility to respond to the changing needs of the homeowners over time.

Where external alterations are required to facilitate the conversion, these will be designed to complement the existing property in terms of proportions, materials and appearance.

5. Accessibility and Future-Proofing

Accessibility is a key consideration behind the proposal. The homeowners want a home that can accommodate their changing needs. The provision of a bedroom and shower room at ground-floor level will significantly improve the practical accessibility of the property. The proposed arrangement provides the homeowners with the ability to undertake essential daily activities on one level, including sleeping, bathing and household activities. The proposal therefore provides a degree of future-proofing for the dwelling.

6. Access

The existing external access arrangements to the property will remain unchanged.

The proposal utilises the existing integral garage and does not seek to introduce a new access onto the public highway.

Internal access to the newly created spaces will be provided from the existing ground-floor areas of the dwelling. The arrangement has been designed to provide convenient and straightforward movement between the existing living spaces and the proposed study, shower room and utility room.

The proposal will therefore improve accessibility and functionality within the dwelling without requiring unnecessary changes to the established external access arrangements.

7. Residential Amenity

The proposal is not considered to result in any adverse impact upon neighbouring residential amenity.

The proposed spaces will remain wholly ancillary to and form part of the existing residential dwelling. The development does not introduce an incompatible use or create a separate residential unit.

The conversion of the existing integral garage will also avoid the need for significant additional built development and is therefore considered to have a limited impact on the surrounding properties.

8. Sustainability and Efficient Use of Existing Space

The proposal makes efficient use of the existing built form by bringing an underutilised integral garage into active residential use.

Reusing the existing garage space avoids the need for a substantial extension and represents a sustainable approach to adapting the existing dwelling to meet the homeowners' requirements.

The conversion will also provide an opportunity to improve the thermal performance and insulation of the existing garage construction where appropriate, bringing the space closer to modern standards of residential comfort and energy efficiency.

The flexible nature of the proposed study further supports the long-term sustainability of the dwelling by allowing the space to adapt to changing household requirements without the need for significant future structural alterations.

9. Planning Considerations

The proposal represents a modest and proportionate adaptation of the existing dwelling.

It does not seek to introduce a new residential unit or change the established residential use of the property. Instead, it converts an underutilised integral garage to provide additional functional space for the occupants of the existing home.

The proposal responds directly to the homeowners' current and anticipated future requirements, providing improved accessibility, functionality and flexibility.

The inclusion of a ground-floor shower room and a flexible study capable of future adaptation to bedroom use provides a practical means of future-proofing the dwelling, particularly in response to potential changes in health or mobility.

The development therefore represents an appropriate and sustainable approach to adapting the existing property while making efficient use of the available built form.

10. Conclusion

The proposed conversion of the existing garage at 2a Courtfield Gardens, HA4 6JL will provide a utility room, shower room and bedroom at ground-floor level. The proposal makes efficient use of an existing part of the dwelling and avoids the need for significant additional built development. Most importantly, it will improve the accessibility, practicality and long-term usability of the home for the homeowners. The proposal is considered to be a sympathetic and proportionate adaptation of the existing dwelling and will provide clear benefits to the occupants whilst maintaining the established residential character of the property and surrounding area.

S T A G E N o : **3**

S T A G E T I T L E : P l a n n i n g

D R A W I N G S C A L E : @ A 3 **D R A W I N G R E F** : D A 1 **R E V** : 0 0 **D R A W I N G T I T L E** : D e s i g n & A c c e s s S t a t e m e n t

D A T E : 2 0 2 6 . 1 0 . 1 5 **P R O J E C T R E F** : 2 a C o u r t F i e l d G a r d e n s , H A 4 6 J L

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