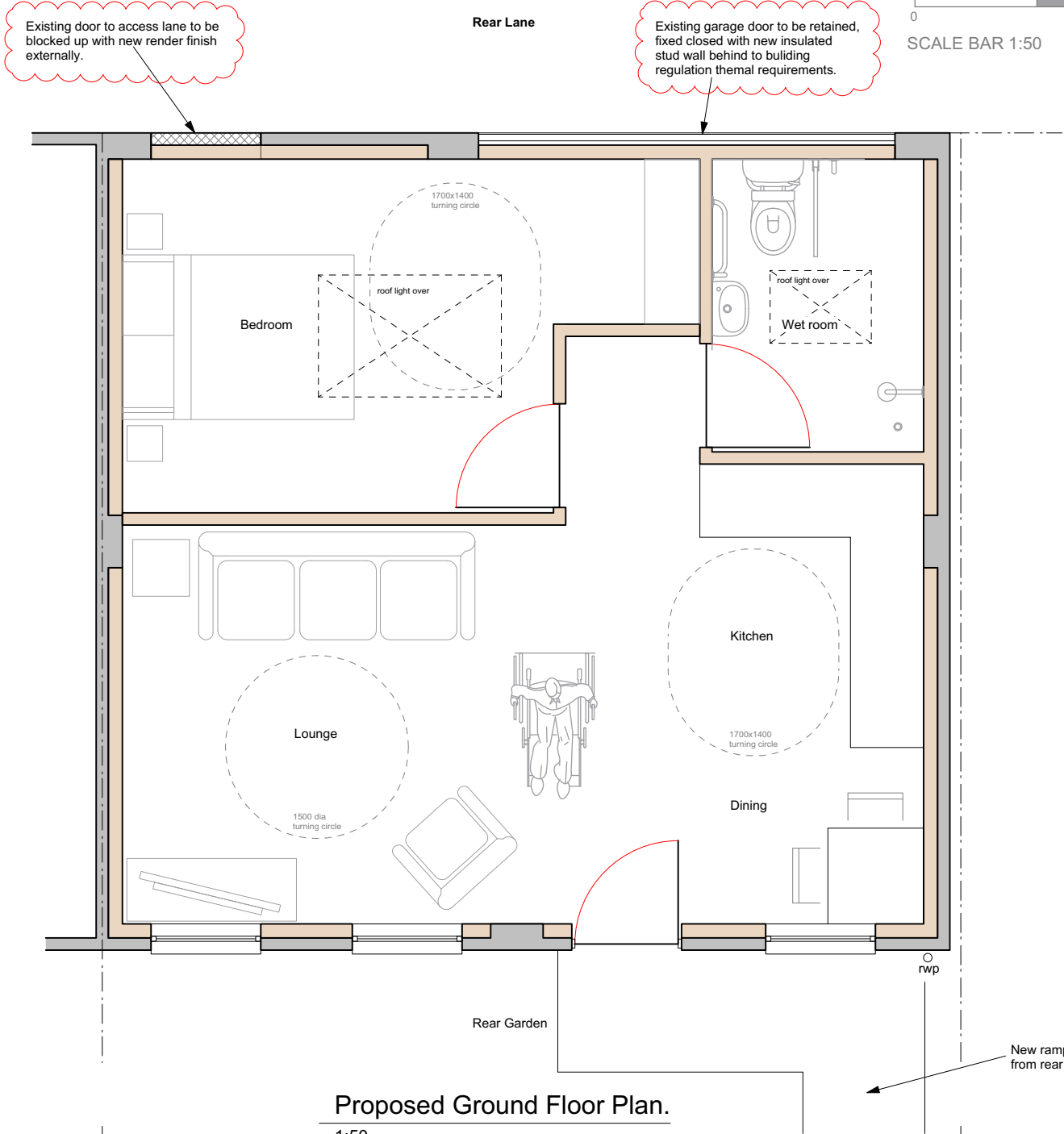




SCALE BAR 1:50



**Proposed Ground Floor Plan.**  
1:50

This application seeks the conversion of a existing single storey garage workshop building to the rear of the existing dwelling to create annex accommodation for occupation by a relative of the owner of the site.

The annex would provide a bedroom, bathroom and kitchen/ living area as shown.

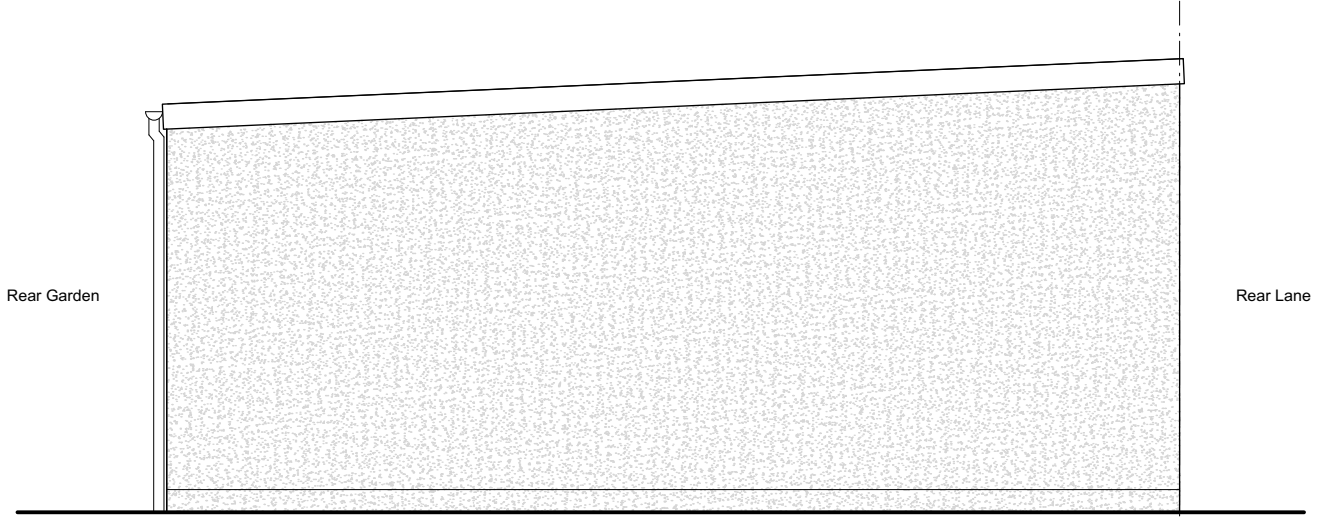
A level access will be created and all accommodation has been provided on the ground floor to ensure that the annex can be used by the occupant as they become elderly or mobility impaired and therefore no further adaptation would be required in the future.

The existing external walls will be retained and rendered with new internal skin of timber stud with insulation and sound proofing to meet current building regulations standards. The roof profile will be retained but replaced with new structural elements and insulation to current building regulation standards. Existing rainwater form the roof is already connected to the below ground drainage system. New foul drainage will be installed to connect to the existing foul water drainage system. All to comply with Building regulations and Wessex water approval.

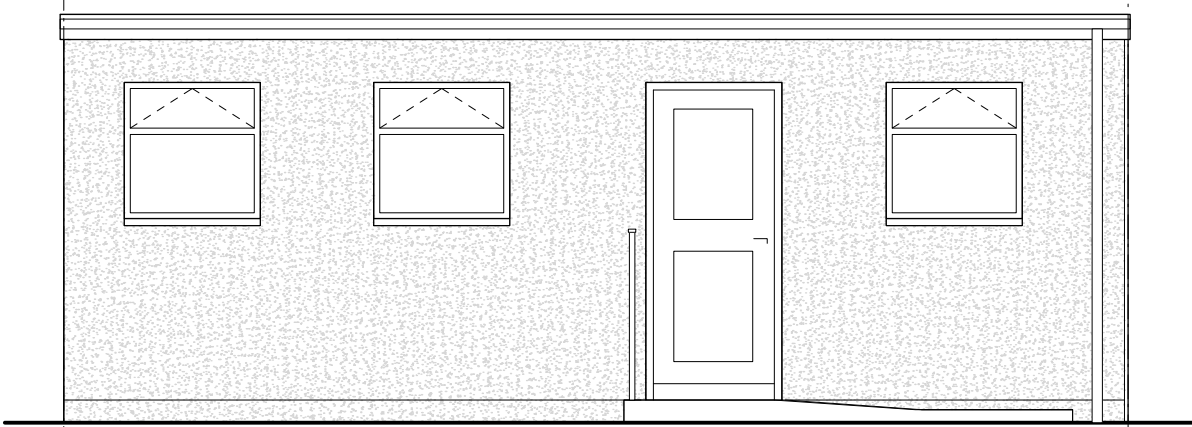
Additionally the dwelling and annex will share refuse and recycling facilities and storage for these has been incorporated within the proposed design.

The applicant would also reiterate that the annex is subservient to the existing dwelling and will provide ancillary accommodation which will have a clear physical and functional link with the existing dwelling. The proposed annex has a physical link to the existing dwelling in that;

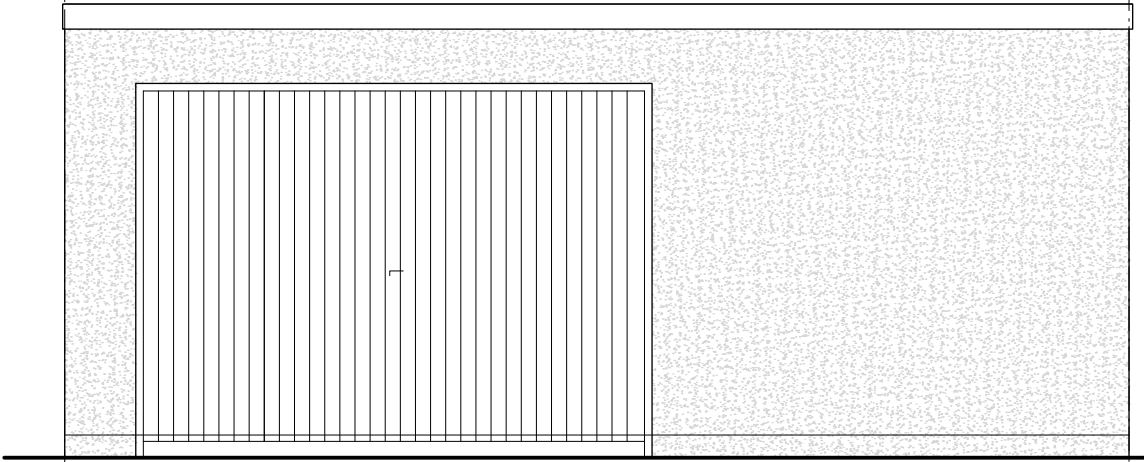
1. it exists within the curtilage of the existing dwelling;
2. there is no boundary demarcation between the buildings or amenity areas; and
3. the annex will maintain a functional link with the existing dwelling in that;
4. they will remain in the same legal ownership;
5. the annex will not have a separate postal address;
6. there will not be any separately metered services to the annex;



**Proposed Side Elevations**  
1:50



**Proposed Elevation to Rear Garden**  
1:50



**Proposed Elevation to Rear Lane**  
1:50

New ramped access from rear garden.

**External Finishes**

Roof : - built up felt.

Walls : to be K rend (white).

Windows & doors : Upvc to match existing house.

Revision	Date of Issue	By
1	For Planning	Feb' 2021
0	For Planning	Jan' 2021

Project Title  
154 St Peters Rise  
Headley Park  
Bristol.  
BS13 7NE

Conversion of Existing  
Garage/Workshop to  
Annex Accomodation

For Mr R Barrett  
Drawing Title  
Proposed Plans & Elevations

Scale  
1:50

Drawing Reference  
P-102