

Client: Mr David P. Grech

Trecombe, 9 Relistian Lane, Gwinear, Hayle, Cornwall TR27 5HE

Planning Application for Garage Conversion and Loft Extension for Home Workspace

Introduction:

This Design and Access Statement accompanies the planning application for the proposed garage conversion and loft extension at 9 Relistian Lane, Gwinear, Hayle TR27 5HE to create a self-contained accommodation for a family member. The character of Relistian Lane comprises predominantly, detached or semi-detached bungalows in a variety of different styles and adaptations. The remodelling works of our existing bungalow is intended to create a dedicated workspace and associated living quarters conducive to remote work, enhancing the functionality of the property while respecting its architectural integrity and the surrounding environment. The loft extension creates an additional new floor area amounting to 71.36m² to the bungalows existing 181.83m².

Design Rationale:

The loft extension will maximize the underutilized space within the property while maintaining harmony with the existing structure. The design incorporates ample natural light, efficient space utilization, and ergonomic considerations to ensure a comfortable and productive working environment.

Access Considerations:

Access to the proposed loft workspace will be facilitated through a new staircase from within the converted existing garage, ensuring ease of entry and compliance with building regulations. Adequate headroom and manoeuvrability is maintained to guarantee accessibility for occupants of all abilities.

Functional Requirements:

The garage conversion and loft extension has been designed to accommodate essential office equipment and furniture, including desks, chairs, storage units, and necessary technological infrastructure as well as general living quarters associated with the workspace. Provision has been made for electrical outlets, lighting fixtures, and ventilation to support sustained periods of occupancy.

The residing family consist of two retired parents, a 42 year old classically autistic son who resides full time at home, and a 39 year-old son who works from home. In an effort to ensure that the 39 year-old son is able to undertake his work as a Commissioning Editor for several medical journals, it is believed that, If approved, the proposed adaptation of the family home will provide an uninterrupted environment for the younger son to undertake his work, whilst maintaining total freedom and access of the home by the eldest Son. We are currently pursuing an 'autistic related' day placement at an activity centre for people with special needs with discussions currently ongoing with Cornwall Council.

Aesthetic Integration:

The external appearance of the property has been carefully considered to ensure that the garage conversion and loft extension complement the existing architectural style and enhances the overall visual appeal. Materials and finishes have been selected to harmonize with the surrounding built environment.

Environmental Impact:

Efforts have been made to minimize the environmental impact of the proposed conversion, including the implementation of energy-efficient lighting, insulation, and ventilation systems. Consideration has also been given to the potential for incorporating renewable energy sources where feasible.

Conclusion:

The garage conversion and loft extension for the purpose of a home workspace, represent a thoughtful and practical enhancement to the property, addressing the evolving needs of modern living and remote work. The design and access considerations outlined in this statement aim to ensure that the proposed development is both functional and respectful of its context.

Please refer to the following photographs which supplement this design and access statement in support of the planning application herewith.

M. M. Grech BSc FCIOB (retired)

06th March 2024



Photo # 1 – North Facing View on Relistian Lane



Photo # 2 – South Facing View on Relistian Lane



Photo # 3 – Front of 9 Relistian Lane



Photo # 4 – Access facing NW view of Bungalow



Photo # 5 – Front/Side of neighbouring Bungalow (No. 7)



Photo # 6 – Front/Side of neighbouring Bungalow (No. 11)



Photo # 7 – SW view of Bungalow



Photo # 8 – Rear of Bungalow



Photo # 9– Side of neighbouring Bungalow (No. 7)

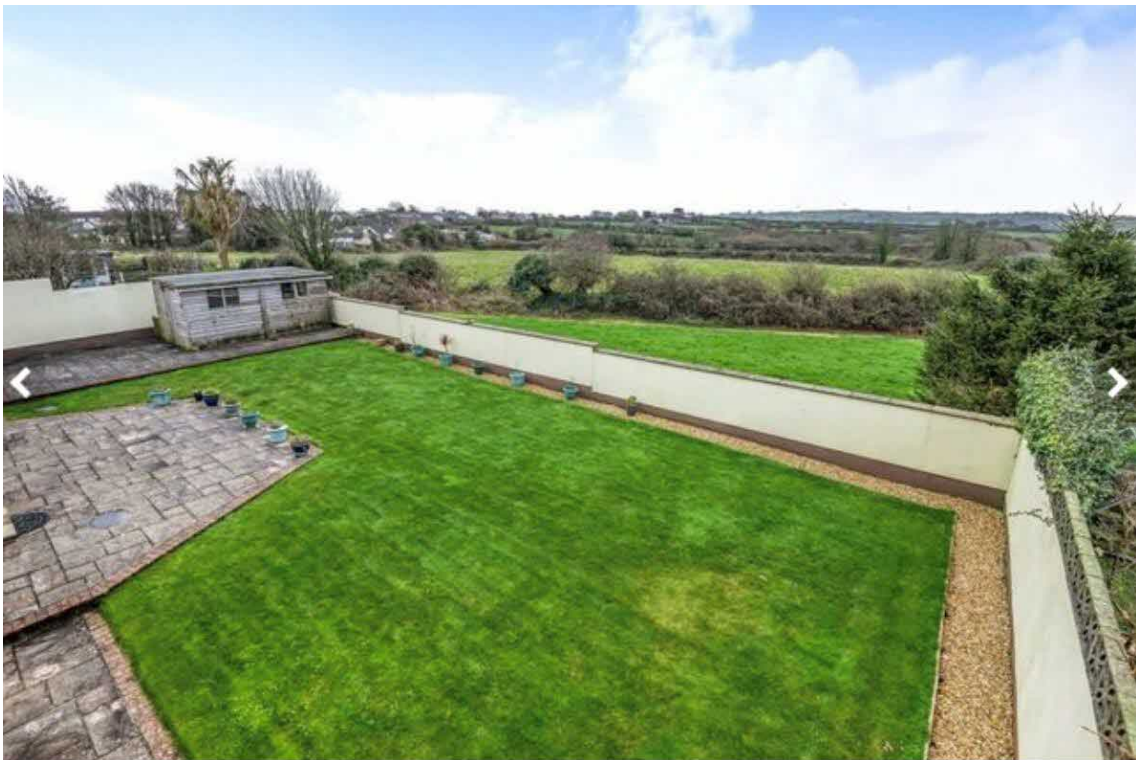


Photo # 10– Rear Boundary Walls & Garden



Photo # 11 – NW Boundary overlooking neighbour at No. 11



Photo # 12 – NW Boundary adjacent to neighbour at No. 11



Photo # 13– Rear SE Boundary (adjacent to neighbour at No. 7)



Photo # 14– Front SE Boundary (adjacent to neighbour at No. 7)



Photo # 15 – Front Boundary



Photo # 16 – Side view of Bungalow (adjacent to No. 7)



Photo # 17 – Extended Bungalow opposite the application site



Photo # 18– Aerial View (Courtesy of Google Maps)

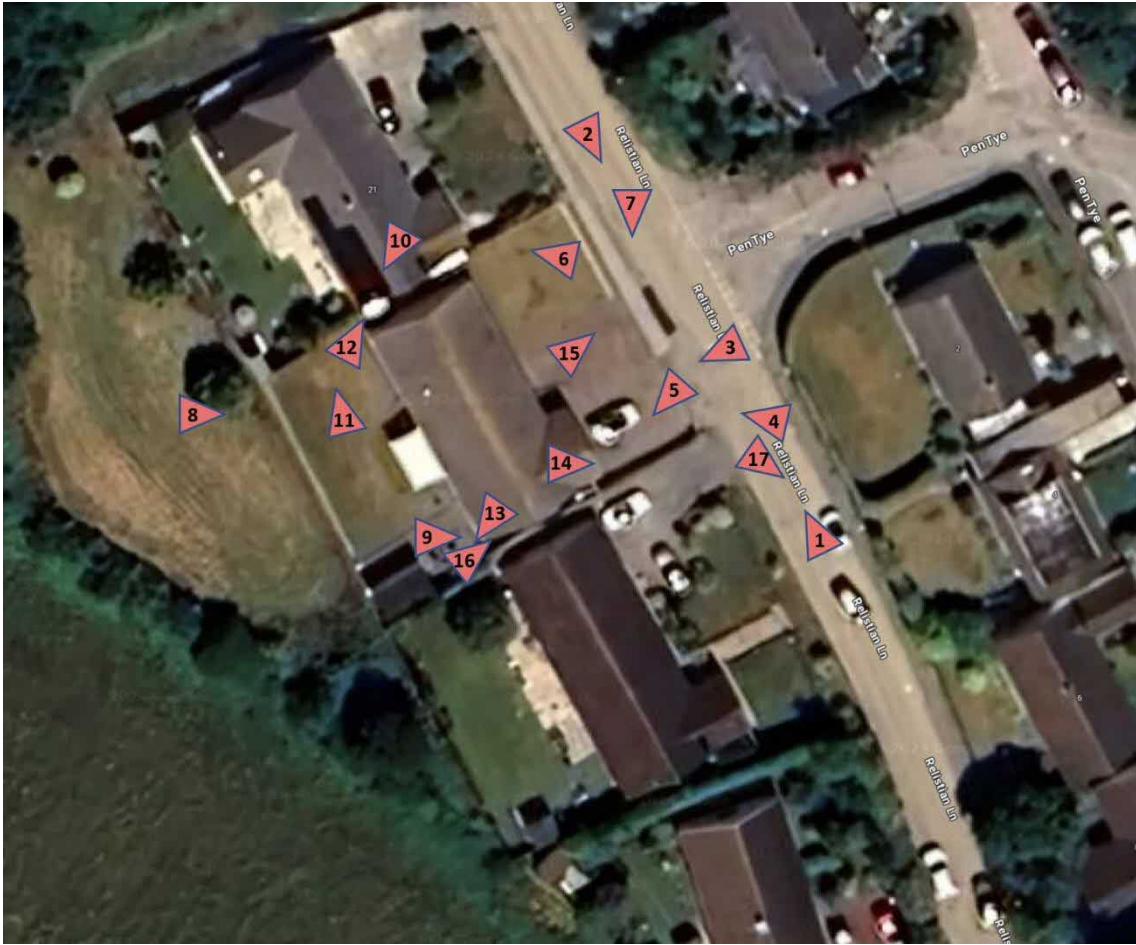


Photo # 19– Key Locations to Photos