Noon Sun Studio, Noon Sun Cottage, Sycamore Road, Birchvale.
Conversion of existing outbuilding into holiday accommodation.

Design & Access Statement

This Design & Access statement has been prepared by Mattin MacLean to support the application made on behalf of Mr & Mrs Royle for Planning permission for proposed conversion of their outbuilding into a self contained one bed holiday accommodation.

The site/building is located on Sycamore Road, Birchvale and is not Listed or within a conservation area. The outbuilding as it stands is two storey, with garage facilities on the ground level and storage/office on the upper. Access to the building is from Noon Sun Cottage driveway either through the garage doors or up the access path, to the north east, via a UPVC door onto the upper level. The buildings material palette is that of stone and slate with the later addition of UPVC windows.

The overall concept of the conversion is to minimize any unnecessary external alteration and maintain the buildings current form and character.
The main body of the building will be maintained with the introduction of a bedroom and bathroom with entrance area to ground floor and a living/ kitchen on the upper floor accessed by a new timber staircase. The roof will be re-roofed and insulation introduced. The external walls will be lined and a new concrete floor laid to allow level access from the access drive into the proposed entrance.
The majority of the existing openings will remain and the UPVC windows will be replaced with double glazed timber casements. The small lower level opening to the west wall will be opened up to allow extra light into the bedroom. The upper west window will be replaced with double doors providing level access out onto the patio and garden area. The existing UPVC entrance door and canopy will be removed. Rooflights will be introduced on the upper level to provide additional light into the main living space. Cast metal rainwater goods will be introduced.

Carparking on site is provided at the top of the driveway (4no.). This is generous for the current use and the proposals can readily utilise this provision.
Existing refuse and recycling provision for Noon Sun Cottage will be utilised by the studio.
Level access will be provided to the entrance facilities, providing a scheme with as inclusive an access as possible.

In summary the proposals have been well considered and will be of a high quality. They are respectful of the character and appearance of both the adjacent properties and the existing building and allow a viable long term use for a characterful ancillary outbuilding.