

## **DESIGN AND ACCESS STATEMENT**

### **SITE ADDRESS**

**7 Vincent Court Blackburn Lancashire BB2 4LD**

### **PROPOSED PROJECT.**

**Conversion of existing detached garage to dwelling house.**

### **DESIGN CONCEPT.**

**Our proposal is to convert the existing detached garage to a dwelling. The existing structure will remain and the overall appearance of the building will remain unchanged apart from the creation of a side dormer and front porch. The property will become a affordable 2 bedroom property within the ewood area.**

### **LAYOUT**

**The property will consist of lounge, dining, kitchen, Wc and porch to the ground floor, the first floor will have 2 bedrooms and 1 bathroom.**

### **ACCESS**

**The existing access to the site will remain unchanged, parking is located to the side as existing and level access will be created to the new porch door.**