



site layout plan - scale 1-500

0 50 60 70 80 90 100 M

Design & Access Statement.

Context

The existing cottage forms part of a terrace of three cottages the origins of which are unknown. Their design and fabric might suggest they date from the late 19th or early 20th centuries. In recent times, these cottages have been let as rental properties."

Existing internal layout requires alterations, proposed reconfiguration of ground and first floor will make practical and effective use of existing unit.

Design

Ground to first staircase has no significant detail and will be removed, a new staircase will be relocated creating an open plan at ground floor.

Existing first floor, single bedroom assessed through main double bedroom is impractical.

Repositioning staircase will create two separate double bedrooms, ensuite to Bed 1 utilizes existing services. Single storey rear extension will accommodate a new family bathroom where existing storage at eaves are sited.

Existing eaves storage 8 Sqm,
Proposed Bathroom 10 Sqm,
2 Sqm additional floor space,

Appearance

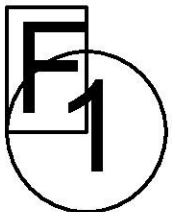
Rear 1F extension will be of lightweight timber construction clad in render board with a through off-white colour to match existing ground floor addition of brick construction painted off-white. neighboring properties have similar decoration.

Access

There will be no alterations to vehicular or pedestrian access.

Revision Notes

client;	A.Francis
project;	2 The Terrace, The Street, Postling, HYTHECT21 4EX
title;	block plan, design & access statement
scale;	see plan on A3
date.	May'19
dwn.	CV
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