



DESIGN AND ACCESS STATEMENT

**FOR PROPOSED
NEW BATHROOM:**

**1 HILLSIDE, SANDGATE
ESPLANADE, CT20 3DB**

INTRODUCTION

This design and access statement has been prepared in support of an application for permission to install a new family bathroom, upstairs at 1 Hillside. There is currently a very small bathroom downstairs consisting of a bathtub, toilet, and sink. To make the property more suitable for our growing family we would like to fit a larger bathroom in one of the upstairs rooms. Upstairs there are two large bedrooms, one divided in half with a partition wall. We would like to fit the proposed bathroom into the partitioned side and add a door into the hallway so it is accessible from both bedrooms. The new bathroom would have a shower, a toilet, and two sinks. No bathtub would be added upstairs due to the potential load on the structure and the existing presence of one downstairs.

1 Hillside is a Grade II listed building that lies within the Sandgate East Conservation Area. The property is semi-detached with 2 Hillside, with which it forms a group, along with Somerville Lodge and Enbrook Lodge. All the properties of this group are located on a path running adjacent to Sandgate Esplanade on a raised elevation to the main road.

DESIGN PROPOSALS

The aim of the proposed work is to renovate the property to improve its utility and flexibility. The overall approach aims to improve the comfort of the home while maintaining the older features with sympathetic repair and minimizing any external aesthetical changes.

1. Unfortunately there are no original materials remaining in this room, the lime plaster has been replaced with plasterboard (which has been very poorly hung) and it appears the original floorboards have been badly affected by wood boring insects and they have been boarded over. We would remove the plasterboard and wood flooring, these would be replaced with cement based tile backer board which would be microcemented in every area apart from the shower which would be tiled (see fig.3 for tile to be used). This would give us a fully watertight room to protect the timber frame of the property from any ingress of moisture. The microcement finish will give us a lime plaster aesthetic to match the rest of the property while being waterproof and easily wipeable. See fig.6 for the microcement colour.
2. External soil pipe and attached wastage pipes as shown in the attached elevations will be in white pvc to blend in to the white weatherboarding that is to be installed behind (as per application Reference: PP-12411456).
3. There is already a vent stack in our neighbours at 2 Hillside's garden for our shared combined sewer. This means we will not need a pipe rising above the eaves. An internal air admittance valve will be fit to ensure the system works as intended.
4. A white grill will also be fitted for the bathroom extraction fan to minimize aesthetical impact, the location for this can be seen on the attached elevation drawings. A trickle fan will be installed, ensuring constant ventilation to help against any mould and condensation in the property.
5. The new doorway position can be found on the attached floorplan, the framing around which will be in timber to match the existing timber found within the existing wall. Exact dimensions of which will be apparent once the wall coverings are removed. Door casing and door to be sourced from reclamation yard to match existing doors found in the property such as that in fig.5.



fig.1 Existing downstairs bathroom



fig.2 Existing room, proposed as new bathroom

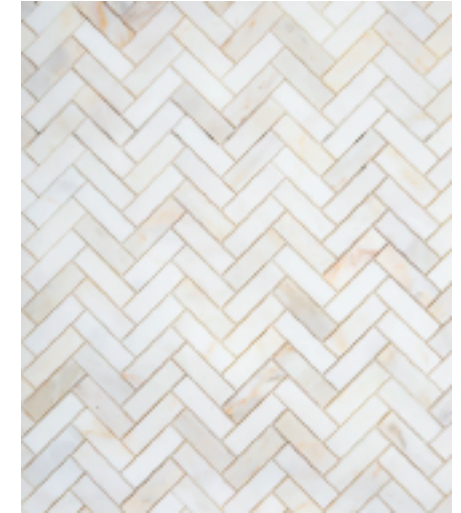


fig.3 Carrara marble tiles



fig.4 Render showing new bathroom aesthetic



fig.5 Door from downstairs, similar to be sourced for bathroom.

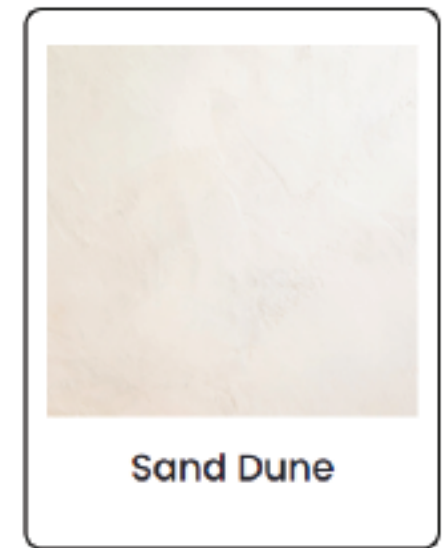


fig.6 Relentless Microcement.