

DESIGN AND ACCESS STATEMENT

23 Bridgefoot Path



Fig 1: Existing West Elevation

Proposals

Entrance Porch: The existing entrance porch is in an unstable condition and we propose to replace it with a rendered structure with a roof lantern above.

Pitched Roof to Existing Garage: To make the garage coherent with the house we propose a pitched the roof. The roof angle and tiles will match the existing building.

Renovation of Existing Building: The house is in a dilapidated state and will require a complete renovation to include:

- UPVC windows
- Replace all External Doors
- Existing house to be re-rendered

All other alterations are internal and do not require planning permission.

Proposed Boundary Wall: The existing boundary wall is in a dangerous condition as it leans into Nile Street. We proposed to replace the wall to its existing height and footprint.

Terrace: We propose to replace the existing steps with a small terrace, guarded by cast iron railings.

Site Photographs



Fig 2: Existing South East Elevation



Fig 3: Existing Dilapidated Porch

Amount

The current dwelling sits within a plot of 0.36 hectares. The house currently has a footprint of 91m². The proposals including the first floor will take the area to 95m².

Layout

The ground floor layout remains very similar as the existing. We have used the existing footprint as well as the existing window and door openings.

Scale

The main house scale will remain as existing. We are proposing to pitch the roof of garage.

Landscaping

We proposed resin bounded gravel to the drive and stone paving to other areas.

Appearance

The materials are:

- White Boarding
- White Render
- UPVC Windows
- Concrete Tiles to Match Existing
- Cast Iron Railings

Use

The use will still remain as a dwelling.

Access

The access into the building will remain.