

PROJECT NAME Kingsland House
SUBJECT Design and Access Statement
BY SS
DATE 18/11/2020
REFERENCE 1122 C04
PAGES 1 of 1

Following the Listed Building Consent and planning approval, WD/D20/000483 and WD/D20/000484, received in August 2020, a minor alteration to the proposals is now proposed.

Rather than subdividing the proposed utility room to form a utility room and WC, it is proposed to relocate the WC into the previous utility area. This means that no new openings need to be made into the existing historical building fabric, as per the previous proposals, and also that the original 'scullery' can remain in its original form.

The new location for the WC/Shower room, can utilise the existing drainage to the bathrooms above. The existing non original WC is proposed to be removed and permission was gained to do this.

The floor finish in this area has timber joist and timber floor boards, and also a concrete floor. It is proposed that the new shower room is located in the area of concrete. New tiles are proposed above the existing concrete floor. No new finish is proposed to the timber to the proposed boot room area.

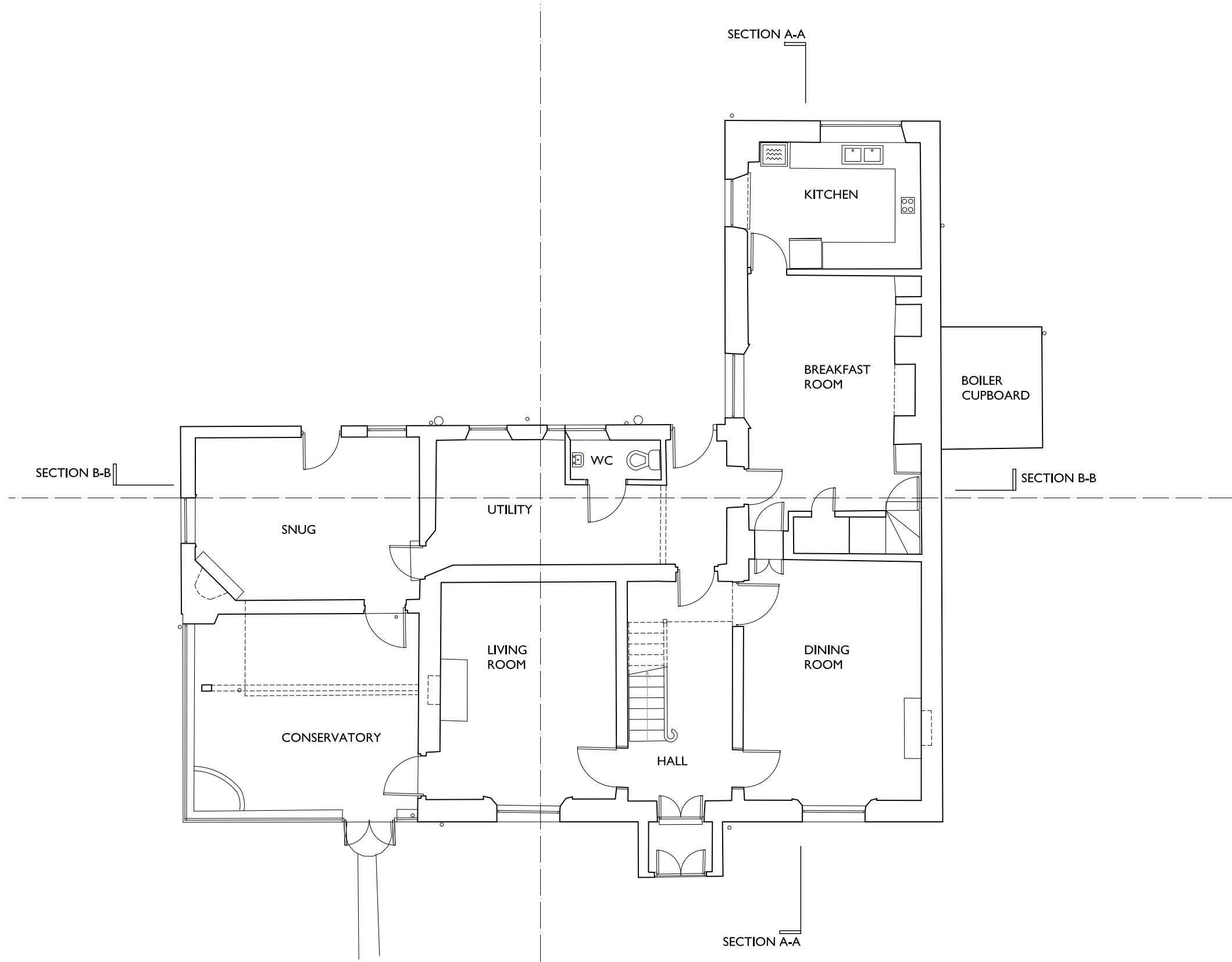
This proposal is a minor alteration to the scope of the current listed building consent and planning approval and as such it is hoped the revised proposal should be supported. For ease of reference, copies of the existing, proposed approved, and proposed ground floor plans are attached here.



Fig. 1 photo of the current utility room area.



Fig. 2 Close up of the transition between the concrete and timber floor finishes.

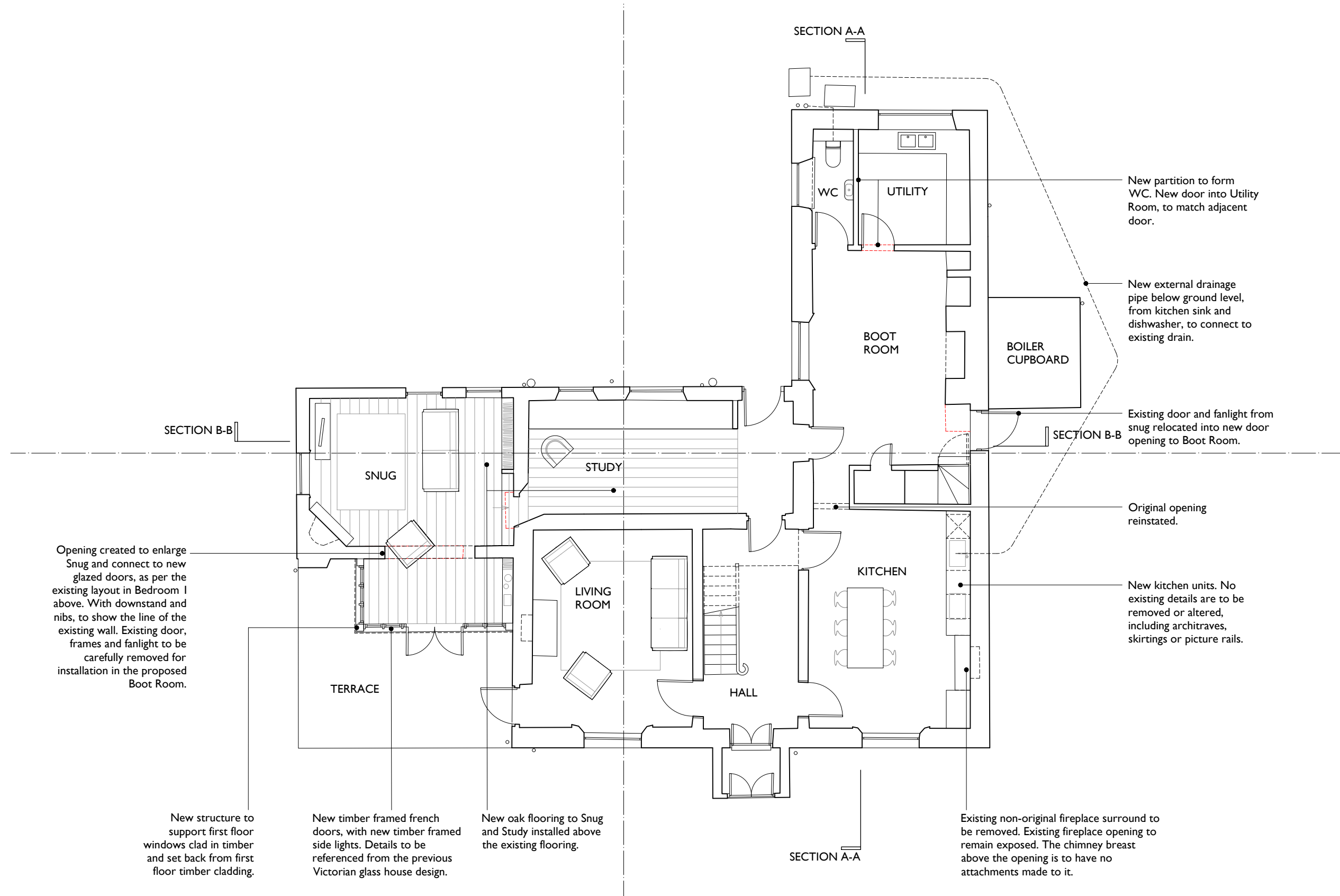


Notes
 All setting out of work to be checked before work commences.
 Any errors to be reported to the Architect before any further work is carried out.
 All work to be in accordance with the relevant Building Regulations.

ISSUED FOR INFORMATION

Revision	Note	Date	Revision	Note	Date
A	Issued for Listed Building Consent application.	22/01/20			

Project		KINGSLAND HOUSE, SALWAYASH, BRIDPORT, DT6 5JF	
Date	22/01/2020	Title	GROUND FLOOR PLAN AS EXISTING
Drawn by	SS		
Checked by	SS		
Scale	1:100 @ A3	Drawing No.	1122 ASU 001 Rev. A



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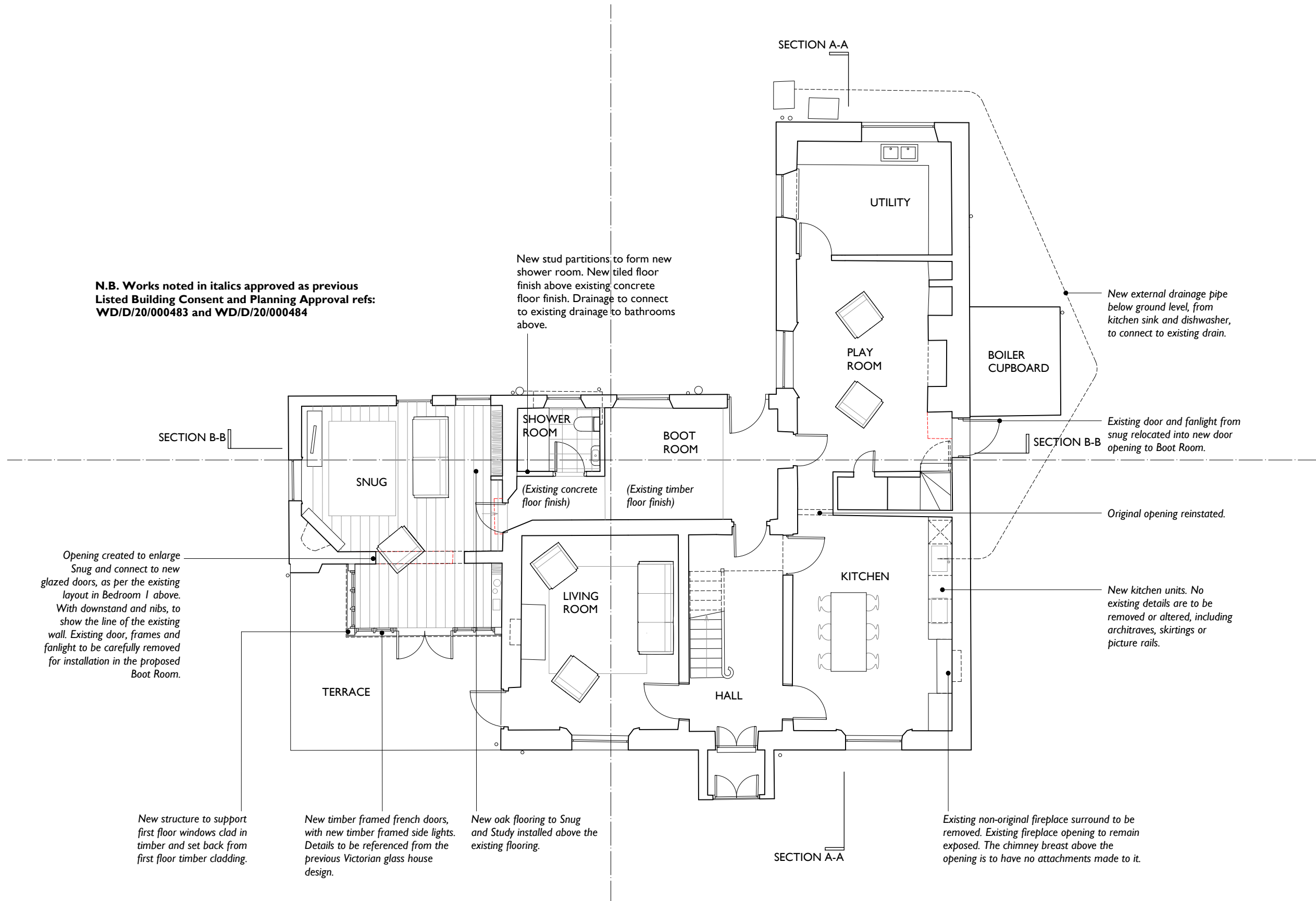
ISSUED FOR INFORMATION

Revision	Note	Date	Revision	Note	Date
A	Issued for Listed Building Consent application.	22/01/20	D	Revised in reponse to the Conservation Officer's	07/10/20
B	Revised in reponse to the Conservation Officer's comments.	20/06/20		comments.	
C	Revised in reponse to the Conservation Officer's comments, following site meeting.	12/08/20			

Project		KINGSLAND HOUSE, SALWAYASH, BRIDPORT, DT6 5JF	
Date	22/01/2020	Title	GROUND FLOOR PLAN AS PROPOSED
Drawn by	SS	Checked by	SS
Scale	1:100 @ A3	Drawing No.	1122 APL 001
		Rev.	D

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N.B. Works noted in italics approved as previous Listed Building Consent and Planning Approval refs: WD/D/20/000483 and WD/D/20/000484



Opening created to enlarge Snug and connect to new glazed doors, as per the existing layout in Bedroom 1 above. With downstand and nibs, to show the line of the existing wall. Existing door, frames and fanlight to be carefully removed for installation in the proposed Boot Room.

New structure to support first floor windows clad in timber and set back from first floor timber cladding.

New timber framed french doors, with new timber framed side lights. Details to be referenced from the previous Victorian glass house design.

New oak flooring to Snug and Study installed above the existing flooring.

Existing non-original fireplace surround to be removed. Existing fireplace opening to remain exposed. The chimney breast above the opening is to have no attachments made to it.



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ISSUED FOR APPROVAL

Revision	Note	Date	Revision	Note	Date
A	Issued for Listed Building Consent application.	18/11/20			

Project		
KINGSLAND HOUSE, SALWAYASH, BRIDPORT, DT6 5JF		
Date	18/11/2020	Title
Drawn by	SS	GROUND FLOOR PLAN AS PROPOSED
Checked by	SS	
Scale	1:100 @ A3	Drawing No. 1122 APL 201 Rev. A

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