

DESIGN AND ACCESS STATEMENT.

No. 3. Cape Road, Warwick

PROPOSAL

The application is for conservation consent / planning approval to the above property for the removal of the modern porch, the setting back of the original front door to its original location, installation of conservation roof lights to the front and rear elevations and the addition of railings to the front boundary wall.

HISTORY

Planning permission was granted in 2020 ref W/20/298 for the change of use of the property from a doctor's surgery to a dwelling together with some external alterations. Included in that application were some internal alterations. The application, apart from the change of use, removed the disabled ramp to the front and reduced the porch size. Approval was given for the realignment of the front boundary walls.

PROPOSAL

The proposal is to remove the non-original porch completely to expose the original entrance detailing and to set the existing front door back to its original position. Similar detailing can be seen lower down the street. Wrought iron railings are to be added to the front elevation as indicated on drawing 2021.09. These will give an open sense of enclosure and presence to the property. Similar railings are on the adjacent property. Conservation roof lights are added to the second floor to the front and the rear to provide light to the bedrooms which are created within the existing roof space. No extra floor space is created.

The drawings also indicate alterations to the interior which differ from those approved under W20/298. It is confirmed that these alterations do not require planning approval. No additional floor space is created.

LANDSCAPE

The existing rear garden is completely overgrown. This will be fully restored back to a domestic garden with terrace and lawned area.