

## DESIGN AND ACCESS STATEMENT.

FOR GABLE COTTAGE , FIELD DALLINIG ROAD, BALE .HOLT .NORFOLK.

Gable cottage was built around 1983 and has two small extensions added one to the north side of the property which has been poorly constructed obscuring the landing window and floor levels not been carefully considered. The conservatory is of mediocre quality and thermally not particularly efficient rendering it not suitable for winter occupation.

The proposal is to remove both offending constructions and to replace the conservatory with a two story extension improving the ground floor layout and adding well needed space on the first floor for the master bedroom with a vaulted ceiling to give a feeling of a great deal of extra headroom.

Additional reconfiguring of the first floor layout will give the bedrooms more space and additional bathroom facilities.

The small extension on the north side when removed will enable the room to be slightly increased in size to give a private area for tv and study which the house does not have at present.

The new entrance hall and cloak room will help to provide a new access away from the main road and with removing the side drive wall ,a private garden area can will be formed and still provide a car turning area to the front of the property with car parking spaces .

The construction will be done to reflect the existing structure and includes replacing all existing upvc windows with a more tradition flush casement more suited to the local vernacular .

### Access

This will be improved with level thresholds in the new entrance which currently has steps into the existing entrance hall.

### Lighting

This will be LED low level lighting to the drive area and curtesy lighting at door entrances.

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