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 Revision, Notes, Date, By.
 A Client amendments: 09.05.22. EA.
 B Statement added. 10.05.22. PB.

2 Design Statement

The proposals are intended to improve the usability, especially accessibility, of the house; and also its thermal performance.

Access:

In the current arrangement there is no parking on the plot or on street, except by manually opening the side gates, followed by a challenging turn through this narrow space. This is particularly difficult for users with reduced physical fitness. The proposals enable parking without using gates, and a level door entry from here to the boot room.

Accessibility:

The main part of the house has only one bathroom shared by four bedrooms, requiring users to go down and then up steps. The proposals increase bathroom provision and enable level access from the principle bedroom.

Thermal Performance:

The proposals replace an older poorly-performing conservatory with a better insulated structure.

The works are arranged to minimise the impact on the listed building, with changes to existing fabric limited to a new opening from the kitchen, and to the bathroom, and the replacement of a late 20th conservatory.

All of the changes are to the rear of the property, to avoid visible impact.



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Design:

Location:

**Proposed Alterations to
 Beeching Cottage, Lanton,
 TD8 6SU**

Drawing Title:
**Ground Floor Plan
 As Proposed**

Date: 04/05/22 Drawn: EA
 Scale: 1:100 @ A3 Checked: PB

Drawing No.: **3119 / 008**

For: Planning Revision: B