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DESIGN & ACCESS STATEMENT
ALTERATIONS & REPAIRS AT
CAWDLES, KEER'S GREEN,
AYTHORPE RODING
DUNMOW, ESSEX CM6 1PQ



Front elevation (north west)



Front elevation



Southwest view



Rear elevation

1.0 INTRODUCTION

1.1 This Design and Access Statement is to accompany a planning and listed building application..

1.2 Please see drawings 160801 and 160804. Please also see the Specification and the Heritage Assessment.

2.0. LOCATION & BUILDING

2.1 The building is a detached Grade II listed two storey dwelling plus a separate modern detached garage.



Ordnance Survey



Satellite view

2.2. The house is sited to the south of Keer's Green adjacent to agricultural land

3.0 PROPOSALS

3.1 The proposal is to repair and refurbish the house which is in a poor condition. A new bathroom is included. The work is described in detail in the Specification and shown on drawing 160804.

3.2 A future extension, containing a kitchen, will be proposed later and will probably replace the existing garage.

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4.0 DESIGN

4.1 Generally, forms and materials are selected to resonate with the local vernacular palette.

4.2 All metalwork will be finished black.

4.3 New joinery will be hardwood or accoya treated softwood with detailing reflecting existing.

5.0 ACCESS

6.1 This remains as existing