



Bedfords
CHARTERED BUILDING SURVEYORS

DESIGN & ACCESS STATEMENT

FOR

Planning & Listed Building Application

AT

**Wellow Wood Cottage
Wellow Wood Road
West Wellow
Romsey
SO51 6EP**

Client: Mr G. Yates

Planning Authority: Test Valley Borough Council

AGENT

*Bedfords Surveyors Ltd
Unit 16, Wrotham Business Park
Potters Bar
EN5 4SZ*

Surveyor: Andrew Robbins MCIAT
Mobile: 07775 141255
Email: andrew.robbins@bedfordssurveyors.co.uk

October 2023

The Weighbridge
Turkey Mill
Maidstone
ME14 5PP

Unit 16
Wrotham Business
Park Potters Bar
EN5 4SZ

Unit 8, Swallow Court
Sampford Peverell
Devon
EX16 7EJ

Dudley Court South
Level Street
Brierley Hill
DY5 1XN

515 Garstang Road
Broughton
Preston
PR3 5JA

T: 03331 309480 E: info@bedfordssurveyors.co.uk W: www.bedfordssurveyors.co.uk

Bedfords Surveyors Ltd registered in England and Wales No. 6810891 at the above Maidstone address.
Regulated by RICS



Introduction

This statement has been prepared at the request of Test Valley Borough Council to accompany a Planning and Listed Building application for reinstatement works to the existing property following extensive fire damage.

The Design

The proposal relates to the reinstatement and internal refurbishment of an existing residential property, including replacement roof structure and thatched roof covering to the older (front) part of the dwelling, back to its original appearance. Damaged fabric is to be re-instated back to the same condition pre-fire, and the roof re-built, to match the original structure, as closely as possible. This will include matching the profiles, mouldings, etc, taken from samples of the existing.

The Amount of Development

Repair / reinstatement of existing single dwelling only.

Use and Layout

The proposal relates to the refurbishment of an existing residential property, this will remain unchanged.

Scale

Refurbishment only.

Landscaping

Hard and soft landscaping will remain as existing.

Heritage Statement

Please refer to the separate Heritage assessment.

Appearance

The external appearance of the building will be reinstated as closely as possible to the original, using existing survey drawings, and photographs. Internally, the damaged roof structure will be re-constructed in the same format as the existing. Damaged walls, floors and internal finishes will be re-built to match as well, so there will be little or no visual differences.

Access

Access to the property is unchanged, this is via a gravel driveway from the road, leading to the main entrance located to the side (west) elevation, or to the original front door to the front elevation.

End of Statement