

## Design & Access Statement



RETROSPECTIVE APPLICATION & LISTED BUILDING CONSENT,  
FOR THE INSTALLATION OF 1NO. DOOR AND EXTERNAL BOILER AT  
RAGS FOLGATE, WATTLEFIELD ROAD, WYMONDHAM, NORFOLK,  
NR18 9LD.

## 1.0 Introduction

This Design and Access Statement has been prepared in accordance with CABE guidance to accompany the Application for Planning Permission as required by Article 8 of the Development Management Procedure Order 2013.

Our Client is submitting this application via the Agent acting on their behalf, seeking statutory approvals for the retrospective application and listed building consent. This Design and Access Statement should be read in conjunction with the drawings and other documentation accompanying this application.

## 2.0 Proposal

We are applying for retrospective planning permission for an external boiler to be installed and one back door to be installed, replacing an existing window.

The rationale for the above is that due to a kerosene loss internal to the dwelling, which was due to a faulty boiler, the old boiler was removed along with a quantity of the internal floor screed and the damaged internal walls and bathroom suite, a timber cupboard and some soft furnishings. There was then a need to installed the external boiler, rather than remove all the debris through the living accommodation it was decided to remove the existing window and remove all the debris straight outside and dispose of through the correct channels and process. Whilst the wall was removed below the existing window the client requested that a doorway remain to the rear of the property and a small utility room is now inside this area.

The external boiler is located due to the proximity of its requirements to the hot water system and oil tank, it is well screened by the existing garden and hedging.

## 3.0 Site Location

The site is located as shown on drawing no. 151 – site location plan and is etched in red.

## 4.0 Layout

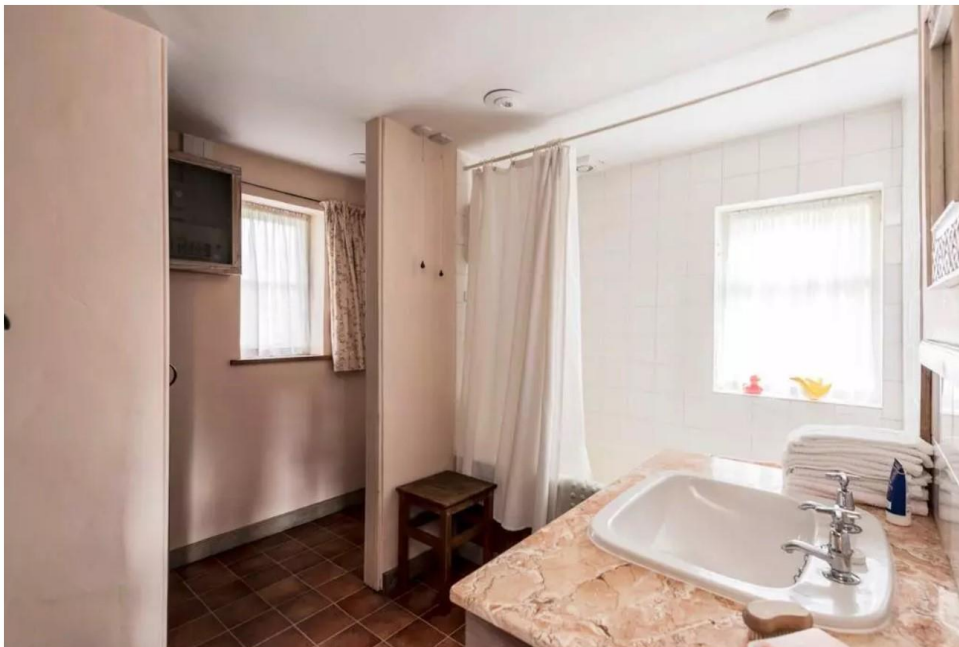
The site is shown on the block plan included within this application. The rear door is shown on the images below and the boiler is located on the North East corner of the dwelling.

## 5.0 Background

The applicant has previously discussed the works with the Heritage officer and the environmental consultants Seed Environmental to explain that this was an emergency job that had to be completed quickly, which is why the application is unfortunately retrospective.

## 6.0 Images

Previous images of the interior shown below



# Original Floor plan



# Side and rear prior to remedials



Window below with Vent now changed to door:



Floor plan below shown with Green box being the new door and the blue box is location of the external boiler:



Internal and external of new door installed:



Externals of the new boiler installed, copies of these details accompanies the application.

