



3 The Stables  
Cannons Mill Lane  
Bishops Stortford  
Hertfordshire  
CM23 2BN

t: 01279 505023  
e: amp@ampersand-associates.com  
w: ampersand-associates.com

24/01/24

Our Ref: 8658 – Loppingdales Cottage

## **DESIGN & ACCESS STATEMENT**

(Prepared in accordance with DCLG01/06 & CABE Guidance Notes)

**CLIENT** Edward Prior  
**LOCATION** 2 Loppingdales Cottages, Gaunts End, Elsenham

### **1.0 DESIGN STATEMENT**

<b>COMPONENT</b>	<b>STATEMENT</b>
<b>1.01 Context</b>	2 Loppingdales Cottages is located in Gaunts End Elsenham. The proposed project comprises of Ground Floor and 1st floorworks only. The site is currently a residential property that has been used as a guest house for the past 15 years. The cottage is Grade II listed.
<b>1.02 Use</b>	The site is currently residential but has been used as a guest house for the past 15 years. We do not intend to alter any listed elements on or in this building.
<b>1.03 Amount</b>	2 Loppingdales Cottages only. 1 Loppingdales Cottages does not form part of this application.
<b>1.04 Layout &amp; Appearance</b>	The layout will remain as existing. Works were completed on this site in 2003.
<b>1.05 Scale</b>	Not applicable.
<b>1.06 Landscaping</b>	Not applicable.
<b>1/07 Summary</b>	Works in relation of this project were carried out and finished in 2003. Currently the property is being used as a guest house where a number of long term guest reside. This has been the use of the property for the past 15 years. Please review the existing listed application UTT/1360/LB for reference.