

# PHILIP HUMPHREYS ARCHITECTS

Tan-y-Castell, Broad Street, MONTGOMERY, Powys. SY15 6PH  
Tel : 01686 668373



## REAR EXTENSION TO CARTREF, PRINCES STREET, MONTGOMERY



### ACCESS STATEMENT

*January 2024*

## INTRODUCTION

Cartref is a small terraced cottage in Princes Street, Montgomery dating from the eighteenth century with a modern conservatory at the rear. The house is listed grade II and the conservatory is of an unsuitable design and it is proposed to replace it with an oak framed Garden Room.

Access to the extension from the house is via a short flight of steps. The present steps are steep and narrow and will be replaced with new steps, which will be wider and have an additional step, reducing the rise of each step. The going of each step will also be increased and handrails will be provided on each side. The steps will meet Part M of Approved Documents Wales for ambulatory disabled steps. Reference should be made to drawing numbers 1075/23/4 and 5.

There will be a level threshold at the doors from the new extension into the garden

Philip H.Humphreys

January 2024