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Job 7439

Balruddery Farmhouse,
Invergowrie, Dundee,
DD2 5LJ

Revision n/a

**SINGLE STOREY EXTENSION AND INTERNAL ALTERATIONS TO CATEGORY B LISTED BUILDING,
BALRUDDERY FARMHOUSE.**

ACCESS STATEMENT

This application proposes the addition of a single story extension and internal alterations to the farmhouse. The proposed extension is a sympathetic design which aims to be in keeping with the existing garden ground on the west elevation. Set back from the primary elevation, the proposed extension sits snug within the ground at floor level of the existing house, with existing 1 meter wall where landscape slopes up, wrapping around its north and west elevations. The extension is completely out of view from approach to the property from the east elevation.

The proposed extension (and internal alterations) do not affect the existing access to the property. The existing arrangement has to point of access to the property; the primary (original) entrance to the house is via the south elevation which has 3no steps within an entrance portico arrangement (Figure 1) and the secondary entrance is via the east elevation (Figure 2)

The secondary access point to the dwelling is currently the accessible entrance to the property, and this will remain unaltered within the proposed extension/alterations. This access has a low threshold and will be maintained as the accessible entrance.

The proposed extension has a set of external doors proposed to access the external amenity areas which incorporates 3no. steps to accommodate the level change from internal floor level to external ground. This additional access/egress point has been designed in accordance with the Building Regulations.



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Figure 1 - Photograph of south elevation showing existing primary access point to dwelling.



Figure 2 - Existing secondary access point to dwelling (east elevation)



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