

Design & Access Statement for:

25 Vicarage Meadow

Fowey

Cornwall. PL23 1DZ



Photo by 'Google' – gable end of property facing towards Vicarage Meadow.

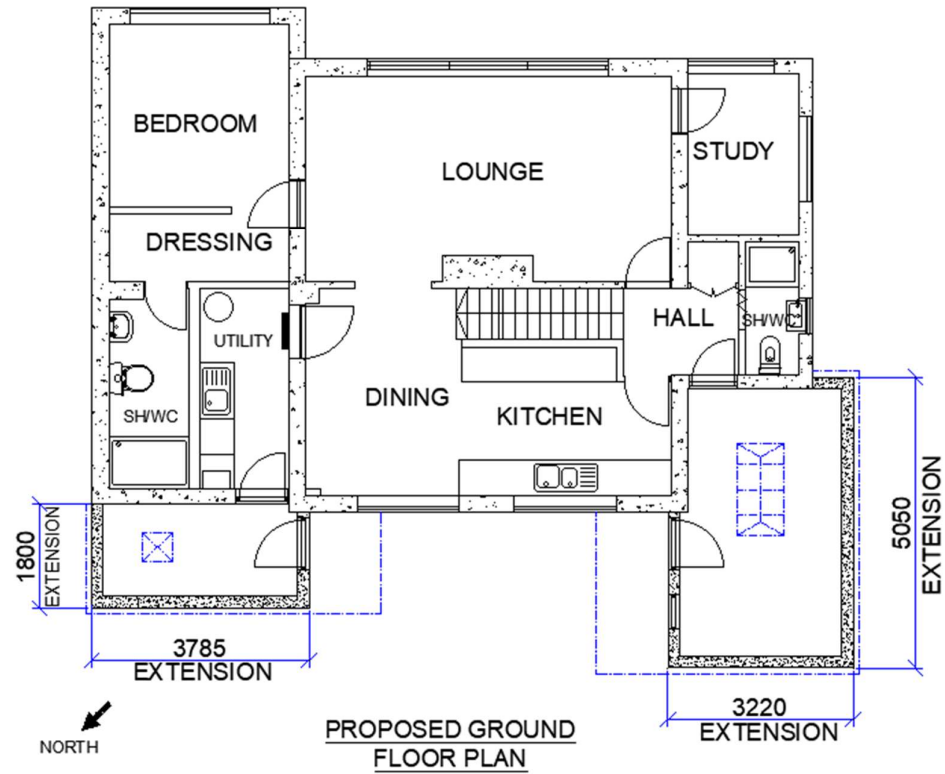
Proposal:

Two single storey extensions to the northwest elevation of the property.

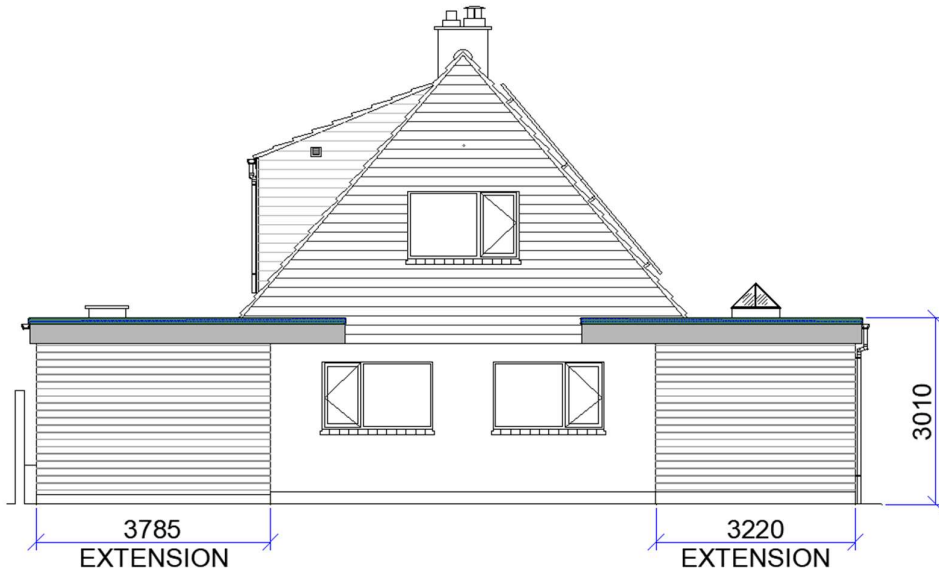
The property is detached with room in the roof and dormer to the first floor. Built circa 1960.

The total floor area on both floors combined is 125m².

The additional floor area offered by the two small single story extensions will provide an additional 18m²:



Design:



PROPOSED NORTH WEST ELEVATION



The two single storey extensions will be timber famed as they are only entrance rooms to the main dwelling. The external finish will be in a fire proof weatherboard finished in dark grey (anthracite)– see above right.

The upper section of the gable end will be clad in the same dark grey (anthracite) weatherboard to math the proposed extension walls.

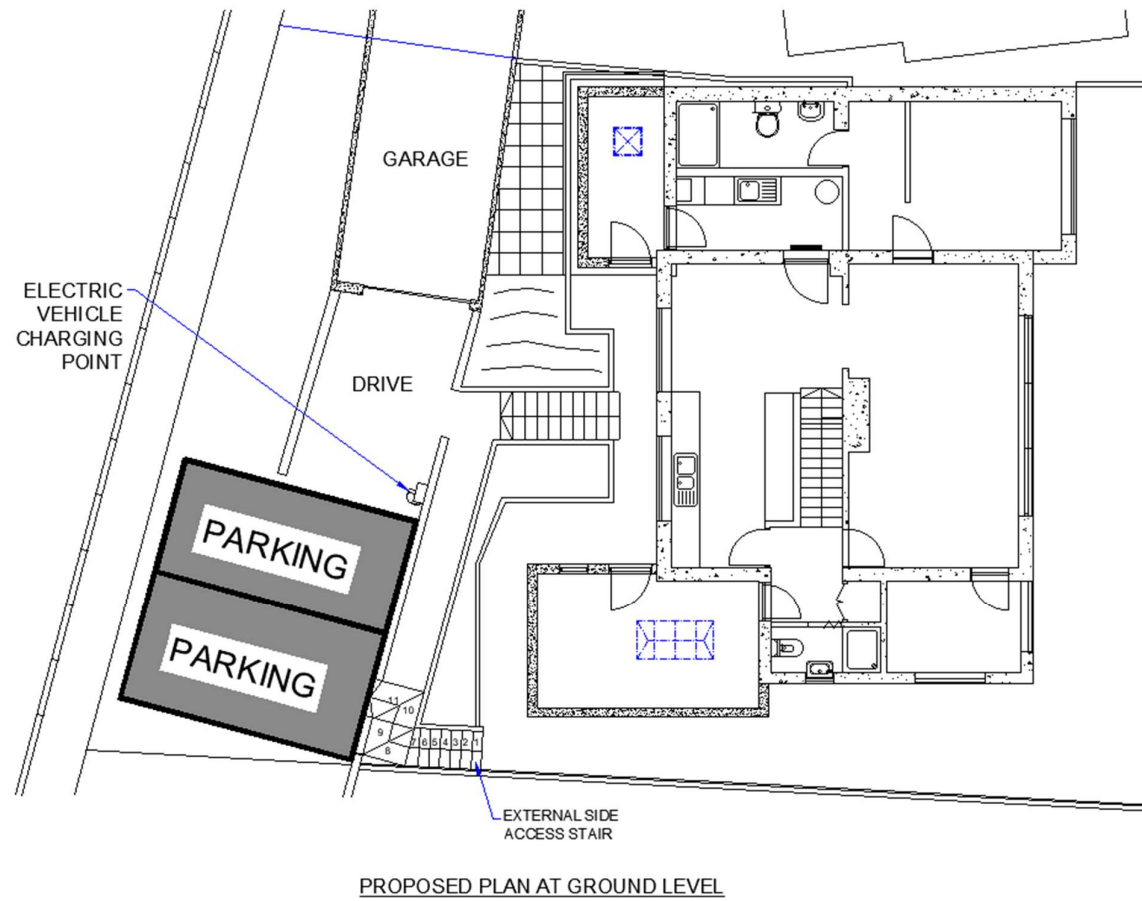
The flat roofs will be GRP (Glass Reinforced Plastic) and laid with a sedum beds over to provide a visual improvement when approaching from the elevated driveway.

Access:

The two external stairs from the elevated driveway are uneven, slippery and odd pitched.

Two new extrnal stairs will be created. The ‘main’ entrance stair is proposed to be straight even pitched and positioned on the centre of the outward facing gable end wall. The second positioned close to the southwest boundary and will be mainly for servicing the front of the property.

Improvement to the parking is also proposed at the top of the driveway adjacent to the pavemen/road:



Conclusion:

The development is very minor and is proposed mainly to improve visulay the approach to the property from the road.