

DESIGN & ACCESS STATEMENT

ULPH DRAPERS HERITAGE ASSET

ST ANDREWS COTTAGE, BURNHAM MARKET

CONTEXT OF DEVELOPMENT

The proposed works involve the demolition of an existing single story rear extension and replacement with a slightly larger extension to create a usable kitchen area. It also involves the alteration of an internal staircase to provide better use of the internal space.

USE

The property is currently used as an Art Gallery. The proposed works will allow the property to be used for residential purposes.

LAYOUT

As described on the drawings the proposed rear extension will provide a more appropriately sized kitchen and w.c. The alterations to the staircase will allow an improved layout to the first floor area.

SCALE

The existing North Elevation and West Gable will be unaffected by the proposed works. The proposed works involve an increase in GIFA of 8.4m² on Ground Floor. (21%)

LANDSCAPING

The area to the rear will be block paved to form a car parking space as shown on the drawing

APPEARANCE

The existing ground floor extension is currently white rendered finish. The proposed extension will be of identical construction.

ACCESS

The access to the premises via the entrance on the North Elevation will be unaffected. The access to the parking space at the rear of the site will be via the covered entrance from Ovary Road. The proposed new rear entrance of the extension will have a ramped access for disabled purposes.



EXISTING SINGLE STORY EXTENSION BEING DEMOLISHED



NORTH ELEVATION NOT AFFECTED BY WORKS – ENTRANCE TO REAR CAR PARK



WEST GABLE NOT AFFECTED BY THE WORKS