

## **Tipton Barton Cottage, EX10 0AL – Design and Access Statement**

### **Scope**

The works proposed to the above form part of a change of use to an existing workshop/garage close to the existing listed dwelling, but with the land ownership. The proposals are to convert the ground floor into a single bedroom annexe for an elderly relative. In addition, a new first floor space will be provided in the roof void. This roof space will be accessed via an external timber stair at the rear, northern elevation, of the unit. All proposals are visually contained within the attached supporting documentation in the form of drawings 001 to 008.

### **Ground floor conversion**

The ground floor will be converted into a habitable dwelling for an elderly relative and will be accessed by a ramp to a level threshold to a new front door on the western elevation. The new dwelling will contain a single bedroom, bathroom and an open aspect kitchen through to living room. No new window openings will be introduced, only where doors were previously these will be made into either windows or patio doors. The new drainage will connect to the exiting combined sewer running east to west down the driveway and then turning south to an inspection chamber in the rear garden of the main property.

### **Roof space conversion**

The new first floor in the existing roof space will be open plan and will be lit with two new roof lights. It will predominantly be used for storage and as a light crafts workspace, so minimal insulation will be required.

### **Access stair for new roof space**

A new access stair to the first floor will be provided within a new timber framed small extension on the northern elevation as shown, this will maximise the floor and ceiling space within the ground floor to a manageable level.

### **Access to Site**

As this is an existing building and the renovations proposed in this application are restricted to the existing building, we do not feel an access statement is appropriate. However, for clarity the existing driveway from Hayne hill to the property will be maintained as existing.