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DESIGN AND ACCESS STATEMENT **AT 16 CHURCH ROW** **MAY 2012**

AMOUNT OF DEVELOPMENT

It is proposed to infill a small covered area below an overhanging terrace, at lower ground floor, in order to extend the working space in an existing kitchen located in a vault at lower ground floor.

The main family kitchen is now on the ground floor in the principle rear room.

The secondary kitchen in the basement will be used by a professional cook to service the family kitchen, garden, and children's area.

USE

Private residential single family dwelling.

LAYOUT

The house is a Grade II listed c1720 terraced property comprising Basement, Ground, First, Second, Third and Fourth Floors.

LANDSCAPING

The rear garden will remain as existing.

APPEARANCE

It is proposed to clad in the new infill wall with painted horizontal feather edged clap board. The conservatory brick walls to the rear elevation will be overlaid to match.

Likewise it is proposed to overclad the ground floor rear outcrop, which houses the rear entrance hall. This outcrop on the south-east corner of the building is a late addition to the house, and has been extended upwards in the recent past using some modern machine out brick, which remains unsightly.

The proposal to overclad all of the brickwork to the south and west walls of this extension will present a more uniform and pleasing appearance.

Painted clapboarding is used in several eighteenth century houses in the area (Photographic examples included).

ACCESS

Pedestrian Access will be as existing from street level.

PARKING

Parking provision remains as existing, garage parking at the rear of the site.