

## **ALTERATIONS AND EXTENSION TO 42 QUEENS GROVE**

### **Design, Access and Heritage Statement**

This statement applies to the proposed variation of conditions only

#### **Access**

The site will remain accessible to pedestrians from the footpath to the south west side of Queens Grove via the wheelchair accessible back of pavement gate. The house will remain accessible to wheelchairs via the existing ramp to the west side of the house and the external doors to the rear terrace.

Vehicular access to the site will remain via the crossover from Queens Grove.

#### **Design and Heritage**

The revisions proposed to the front and rear elevations are of a minor nature.

The additional two dormers to the north east side of the house are to provide natural light to two bathrooms. The central dormer has been reduced in size but remains a high level window to the staircase.

The tall staircase window to the north east side of the house is to be a decorative stained glass feature window to enhance the interior entrance hall and staircase. The building regulations require this window to have a thermal insulation value that can only be met by providing an additional double glazed outer window. It is proposed that the outer window be a clear single pane fixed light set in a thermally broken colour coated metal frame.