

DESIGN AND ACCESS STATEMENT

No 23 Market Street
Long Sutton
PE12 9DF

Proposed completion of a loft conversion, front entrance steps and railings, rear entrance porch and bathroom ensuite

Loft Room

The roof loft area is currently an open space with original boarded floor 19 mm x 200 mm) boards divided across by 5 horizontal collars. There is a contemporary dormer with leaded canopy and sliding sash window constructed circa year 2000.

The proposal is to re-engineer the internal structure of the roof to current Building Regulations standard and introducing 2 no Conservation roof lights with flush/flushing to the rear and vent tiles to the rear roof plain for roof cross ventilation. Access is created by removing a toilet located on a half landing on the 2nd floor level and building in a new flight of stairs. All doors to habitable rooms will have to have to have a 30 minute fire resistance by either Nulifire System W intumescent panting or new 6 panelled doors where existing are contemporary and not of historic value.

First and second floor ensuite bathrooms utilise existing room spaces, some have contemporary poor quality partitions which are to be replaced.

A single soil stack is to be installed and concealed behind a corner of the existing cross walls and their junction with the party wall.

All existing historical joinery will be retained and new items produced to replicate them. The internal décor has been severely removed or destroyed in past years before current ownership.

Front Entrance steps retaining wall and railings

The front entrance steps are dilapidated and in need of urgent re-construction. The retaining wall is missing and the wrought iron railing with stone plinths is missing and broken.

The proposal is to replace them with similar form to those at the western end of this terrace No 27. The drawing details and photograph identify this.

Rear Entrance Porch

The rear entrance at ground level has currently a poor timber and PVC sheeted porch, which is to be removed. The proposal is to erect a brick and tile structure as the drawing indicates in materials to match existing on site.



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