

DESIGN & ACCESS STATEMENT

for

Proposed Rear Extension with associated works and internal alterations/repairs

to

24 Wisbech Road, Long Sutton

PE12 9AG

1.0 Overview

This application relates to the proposed rear extension of the existing dwelling. The works also include the forming of openings at ground floor and within the first floor walls to provide new doorways to access the extension and existing first floor rear room as shown on the application drawing.

Repairs and alterations to the ground floor are proposed.

2.0 Access

Access to the building will be retained as existing, with pedestrian access into the building via front and rear doors. The front door works are covered in separate approved planning decision. The rear door will be repaired.

2.1 Works

Following the careful taking down of the lean to roofed store, with salvage of bricks for re-use where suitable a new extension is proposed to create additional first floor en-suite and with store at ground floor.

The existing internal walls have been found to be in poor condition with no lintels and the application includes for the removal of these internal walls and installation of oak beams (sized to suit loading and span requirements by structural engineer).

The ground floor within the staircase has issues with water and repair works have been carried out to repair this.

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