

NW08/1313/F

DESIGN AND ACCESS STATEMENT

CONVERSION OF OLD STATION HOUSE, ALMELEY, HEREFORDSHIRE

FOR MR D SLIMMING

- 1 The application is an amendment to a previous application which granted an extension to the existing station house as an underground element. Our amendment enlarges that underground extension to provide slightly larger accommodation. There will be no further development above ground than was permitted previously
- 2 The proposal includes creating a larger kitchen and dining area than the previous approval and two bedrooms both lit a flat rooflight which will be set into the grassed roof area and therefore not visible. This larger accommodation is required by the new owner as the property will be used as a family home. The above ground accommodation, renovation and development is exactly the same as previously approved.
- 3 The materials to be used will match the existing stonework, slates and timber window frames
- 4 The access will be as application Drawing No 3863/2B & 3
- 5 The underground extension is accessed by external ambulant accessible stairs
- 6 Internally the conversion and extension will comply to Part M of the current Building Regulations

