

DESIGN AND ACCESS STATEMENT - HOUSEHOLDER

PP-09049289

A. Updating of extant bathroom and addition of an en-suite bathroom to top floor, Listed building consent

Proposal:

An upgrade/refurbishment of the extant sole bathroom and the addition of an en-suite bathroom on the top floor of the property.

1. What **features are on the existing site?**

‘Townwell’ Credenhill, is a Grade II Listed, detached, former Georgian farmhouse, dating from 1791. It retains many original features and layout internally and includes mature private gardens and a detached former coach house and stable block. The property, when built, would have served a large farm estate that has subsequently been sold and developed for residential purposes primarily, although some original land may now be occupied by the local military establishment. The accommodation is provided over three floors, with two separate staircases, a main stair to the front primarily serving the first-floor main front bedrooms and a rear stair serving the second floor, with access to a bedroom and bathroom at first floor level and five further rooms at second floor level.

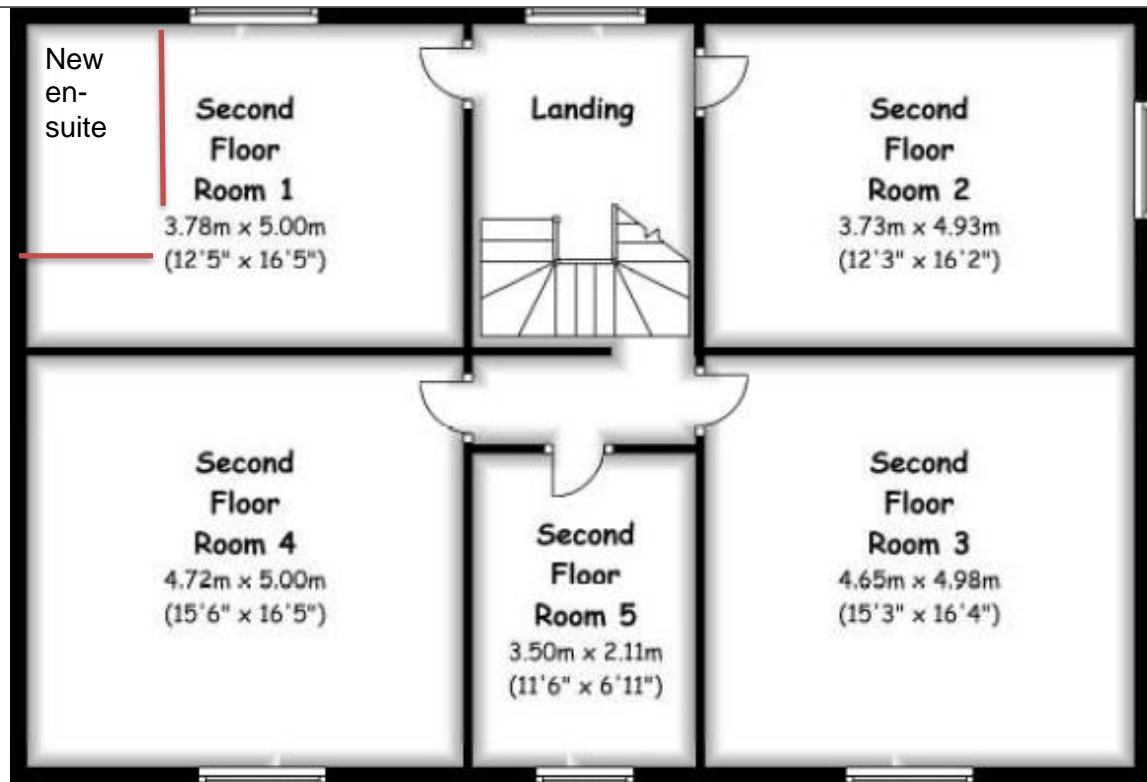
The property has 6 bedrooms, with a possible 2 other rooms that could be used as bedrooms (not planned at this stage by the homeowners) but only 1 bathroom and one toilet; this is not conducive to modern family living. The extant bathroom has been through many modernizations, but it is believed the last one was in the 1980s; this now requires updating and refreshing.

There are no bathroom facilities for the 3 top floor bedrooms.

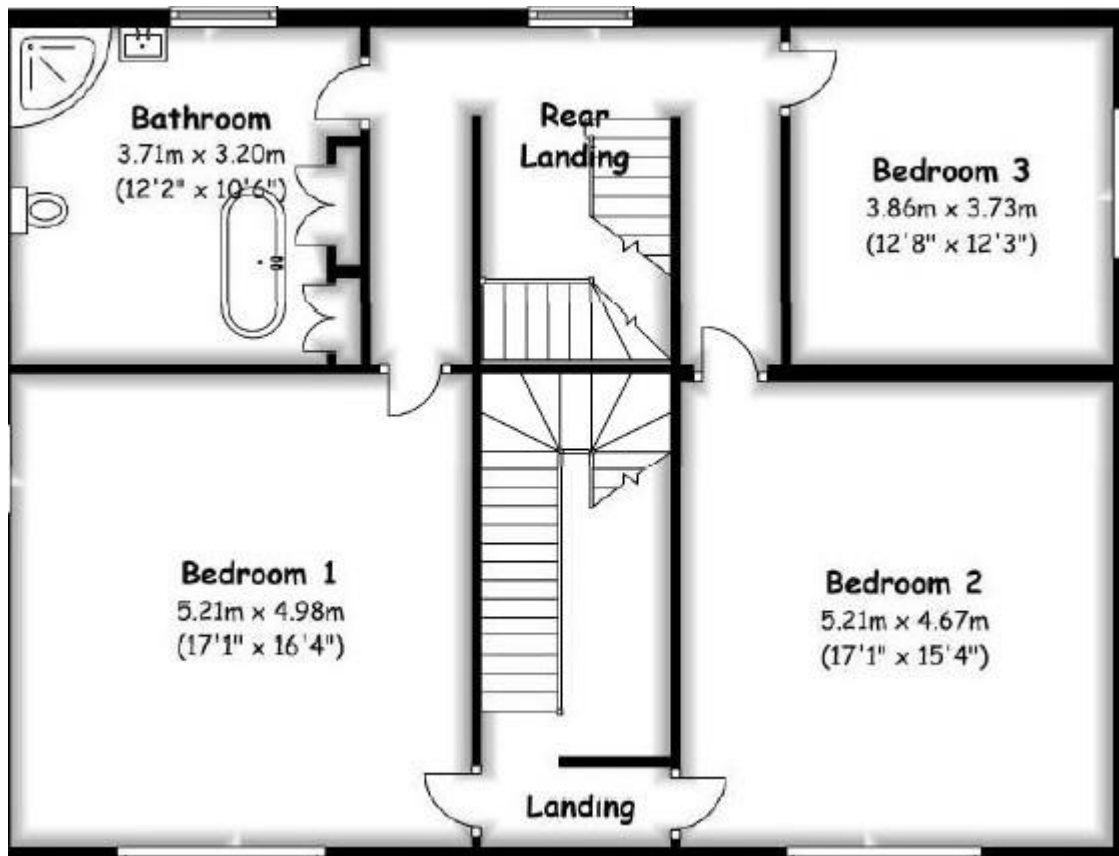
2. Please provide details of how **access issues will be addressed**

Internal access to the proposed rooms will be from the existing doors and this application will not change any access features bar adding a door into the new studwork for the en-suite. Access to all work areas are from inside and there is no need for any external access (e.g. ladders or hoists). There will be no scaffolding at the property. Vehicular access to the land is via the extant drive with plenty of parking.

3. Please provide details of the **layout** of proposed development



Top floor – new en-suite



1st floor – existing bathroom

3. Please provide details of the **scale/appearance** of the proposed development

The existing bathroom will not be altered in scale, the changes will be cosmetic (new fixtures and fittings) but the bath will remain (not being changed) and a 6" stud wall will be added to hid all pipe work. This will keep the look of the original without damaging the property allowing it to be rolled-back should this be required in the future.

The top floor en-suite will be a small as is practical taking up one corner of second floor room 1, proposed is 3m by 2m. It will not protrude into the room any further than the existing window frame. A pictorial representation is within the document pack.

4. Please provide details of the **landscaping** in the proposed development

N/A

5. Please provide details of how **Heritage Assets** issues have been addressed

All the work has been designed **not** to alter any of the heritage assets. There will be one hole in the floorboards (a 4" pipe for waste and water feed from the bathroom below) to allow the waste to be joined to the existing downpipe, this will be internal and does not require any brickwork to be disturbed.

Impact

We will not be altering, removing or harming any heritage assets.

The house is not fit for purpose at the moment in that we find it hard to manage daily life with only one bathroom and one toilet. It would be hard to sell to a modern family, this is something we are keen to do in the future as we would not sell to a developer.

The impact on the house is minimal and fully reversable (a shell inserted into one room), if there is any at all, but the impact to our family will be vast allowing us to function in a better and more dignified way – COVID has really driven this home.