

## **DESIGN AND ACCESS STATEMENT**

**5 King Street, Hereford, HR4 9BW**

### **Use**

The building which is grade II listed is the lower portion of a former semi detached townhouse which at some point in the past was converted to offices and in the 1970's the current shop front was built to the lower floor. The property is currently used as an estate agent's sales office with additional administration offices.

### **Amount**

The proposal is to retain the existing usage but to protect and enhance the lower floor external woodwork by re-painting of façade, window, doors and door frames.

Internally, remove suspended ceiling to expose original beams/ceiling. Removal of anaglypta wall covering and plywood shop displays in order to redecorate and new floor coverings. The existing floor covering is carpet laid on chipwood boards.

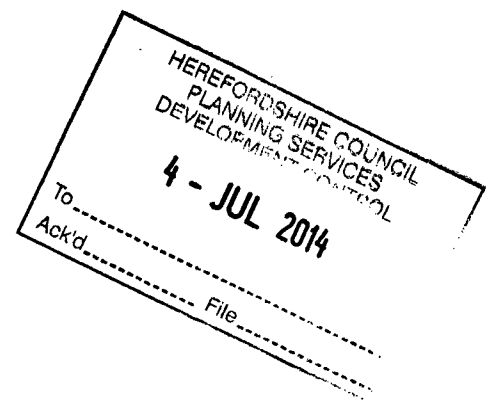
No structural alterations are proposed.

### **Layout**

The building consists of a front sales office area with shop front window leading to small kitchenette area and further office area to the rear. The side hallway gives access to the rear parking area and upper floor staircase. No alterations to the layout are proposed.

### **Scale**

No change to the scale of the building is proposed.



### **Landscaping**

No external alteration proposed.

### **Appearance**

The only change to the appearance of the exterior, ground floor windows and doors of the building is the change of paint colour to James Blue from the Little Greene Paint Company, English Heritage colours. This will preserve and enhance the appearance of the building whilst using period style products in keeping with the period.

### **Access**

The existing vehicular access will remain unchanged and the exiting parking area at the rear of the property will be retained.