

DESIGN & ACCESS STATEMENT

LEAPINGS COTTAGE

1. Purpose of proposal

The building is currently occupied as either holiday accommodation or occasionally for longer stay rented housing.

The internal arrangements have caused some difficulties as lack of en suite facilities and inflexibility of spaces have prohibited renting for some families.

An internal reorganisation is proposed together with the provision of a further WC off living spaces and a new bathroom. A further staircase allows internal access to ground floor spaces currently unused.

2. Design

The internal changes have minimal external effect on the elevations of the existing house. A small side extension on the footprint of an existing pig sty allows for an en-suite bathroom, a toilet and a new staircase to the ground floor.

The extension will match existing materials in all respects and conforms with normal planning requirements for side extensions. There is no effect on associated buildings which are in the same ownership.

3. Summary.

The changes proposed will improve the general amenity of the dwelling. It has been discussed with the council conservation officer who has not raised concerns about the changes to the building which is not listed or in a conservation area.

MAC 0717