Design and Access Statement
Re: proposal to change a door and window and install a vent.

The Old School House, Hague Street. Glossop. Derbyshire. SK13 8NR

The proposed changes on the rear elevation of our property are intended to render one living space and one unheated utility space useful.

The main chamber in our basement is currently dry but has an existing convertible garage door with an integrated standard entry door and window that suffers from a large degree of rot and is from a thermal efficiency point of view very poor due to inefficient glazing and poor sealing.

The secondary chamber is very small but sufficient to install a washing machine and dryer therefore freeing up space in another part of the house.

Our intention is to replace the existing door and window and to install an ventilation tube with and external vent cover.

The total anticipated cost of the works will be £1800, mostly being the cost of the manufacture of the window and door set.

Layout of the space will not change considerably from the existing except for the introduction of the washing machine and dryer into a space that is currently not used and in fact not easy to utilise.

The dimensions of the window and door set are dictated by the existing aperture. The basement was according to the deeds previously used as a garage with an acknowledged right of way for motor vehicles to gain access to use it as a secure storage place via the rear alleyway.

Since the previous owner, Mr Gartside, purchased a piece of land from the council at the rear of the property some years ago the garage has been used as a workshop and parking was provided for in the premises via a gate, utilising the existing right of way.

Landscaping changes are very minimal. As the space had been used as a garage in the past the floor level of the interior and exterior are at the same height. I will lower the external level and ensure a run off away from the house in order to reduce any risk of flooding. The existing pavers will be reinstated exactly as they are now.

The window and door set has been designed with heritage in mind but also with thought given to insulation, longevity and user safety. The heritage considerations were to create an access point from the basement chamber into the garden that matches the existing windows on the same elevation.

We are providing for similar sized panes of glass and as far as possible the smallest frame width possible. I have for example already talked to the manufacturer to make sure we are going to create the thinnest doors and frames possible without compromising the lifespan of the materials. The use of painted timber is also consistent with the rest of the house.

Toughened double glazing whilst not being a heritage material is proposed in order to maintain a comfortable environment with a minimum of energy use.

Access to the site isn't going to be required more than a couple of times over a couple of days and can be provided for by the laneway at the rear of the property via the rear gate in the case of the window and door set delivery. All other access can be provided for via the front door as there will be no other bulky items involved.

The vent and cover will provide ventilation for a clothes dryer and will be installed in such as position so as to perform it's function efficiently but also to keep it from being in plain sight.

The scale of the vent is of a standard suitable to the task. The cover will be black painted metal in order to best match other heritage style services on the rear elevation.

Required landscaping alterations will be to reduce an existing small walled garden bed in order to place the vent in a suitable position to function efficiently. The plants when reinstated and established will provide further visual cover to the vent.

Access needs are minimal for this installation.