

Design and Access Report

The proposed changes do not alter access to the property or grounds in any way. We have not sought or received any advice with regards to access. We do not foresee any future issues or changes with regards to access that proposed changes will create.

The cottage has a history of respectful modernization. The cottage has undergone significant changes to modernize it in the past whilst remaining respectful to its history and character. These modernizations have included use of modern materials and changes to layout to suit the occupant's requirements. In keeping with this theme our proposed changes do not significantly alter the cottage, however minor alterations to materials and layout mean the cottages continues its evolution as a function family home. Our proposed removals and additions will not effect affect the historic or architectural interest of the building.

The interior layout is altered to make it more accommodating. The proposed design capitalizes on a large landing space which is currently underused as it is a through way. This large landing space is also not original to the house.

Additionally, the two directly adjacent full family bathrooms are odd and not in keeping with a family home. Our proposed modification maintains this as a 4-bedroom family home, however simply with a more optimum use of space.

The materials have been selected to be in keeping with the house and it is our desire to make the house look and feel as original as possible whilst keeping it practical and functional for a modern family.