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Design & Access Statement

Project: Proposed Fenestration alterations to existing dwelling 77 Back Street, Ashwell, Herts

- Overview

The property is currently a two storey three-bedroom, end of terrace cottage with a slate roof and brick walls. There have been previous extensions to the side and rear of the property. The property is not listed but is sited in the Ashwell Conservation Area.

- Outline Design Proposal

The project comprises the removal of existing French doors and a window, and the installation of bifold aluminium doors in the same location. The bifold doors will provide access into the rear of the house and as such the existing external door into the kitchen will be removed and a new window installed in its place. Where brickwork infill is required under the window and at the right-hand side of the bifold doors, the bricks and mortar will match the existing. In addition, a rooflight will be installed, over the new utility space, within the pitched ground floor roof at the rear of the property.

The proposed changes will blend well with the existing dwelling with the use of reclaimed brick for the external walls to match the existing. The new window will also match the existing windows.

- Summary

The design of the proposed alterations enhances the use of the internal and external rear spaces whilst making minimal impact on the external environment thus not compromising the scale and character of the existing building or surrounding area.