

DESIGN AND ACCESS STATEMENT  
 PART 1

The building is currently listed as a 3 bedroom property, with BEDROOM 1 being on the ground floor, together with the main BATHROOM. There are a further 2 bedrooms on the first floor, with a small cramped SHOWER room.

As is to be expected from this type of property, the rooms are small with quite low ceilings. The DINING room and BEDROOM 3 are particularly cramped with a width of only 2.185m.

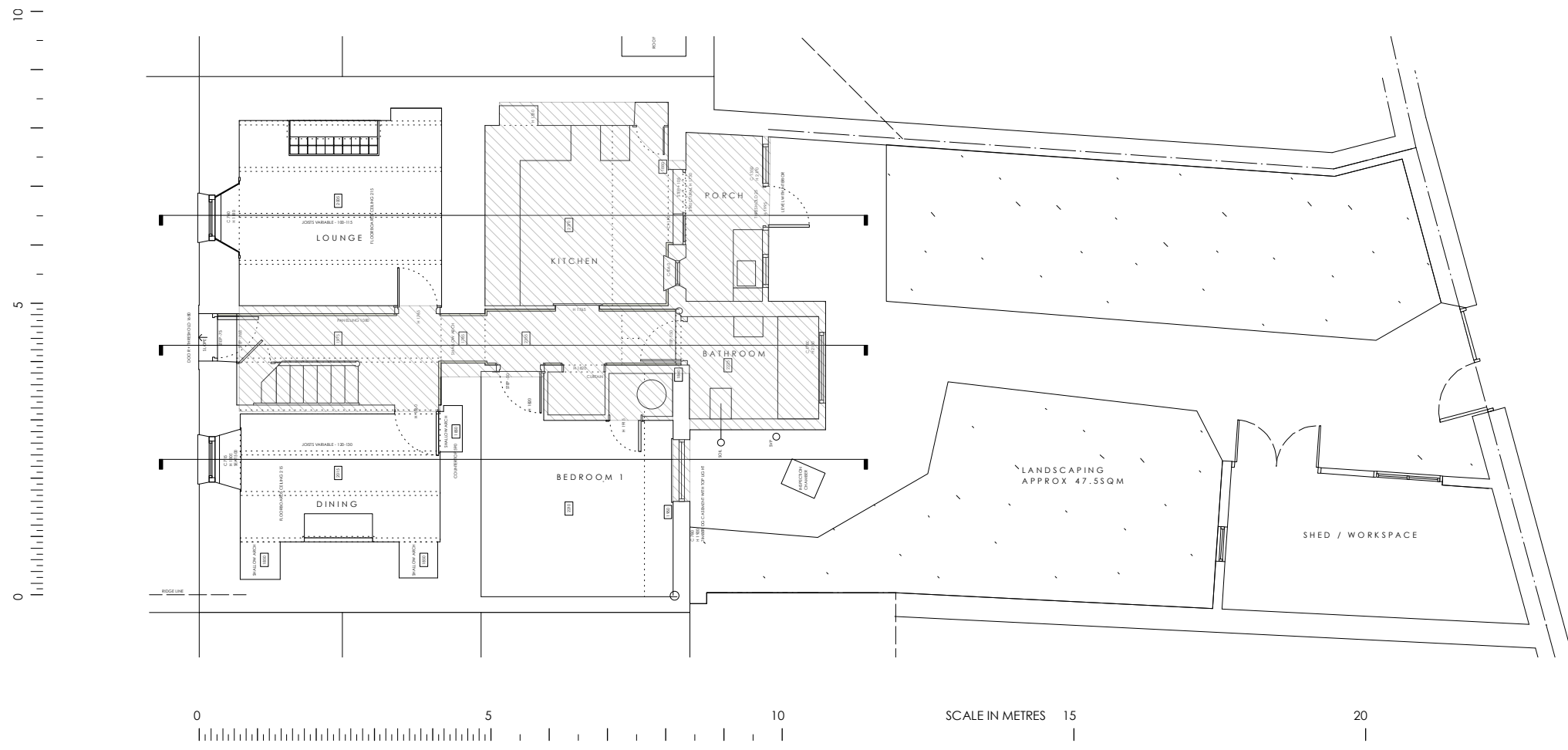
It is the clients wish that all the main bedrooms are situated on the upper floor and are generous enough in size to be able to furnish adequately and accomodate their family. This will allow the lower floor to be opened up to provide a more generous living area more in tune with modern expectations.

In order to acheive this much of the rear of the property will be demolished together with the current hallway and stair zone, which will be relocated.

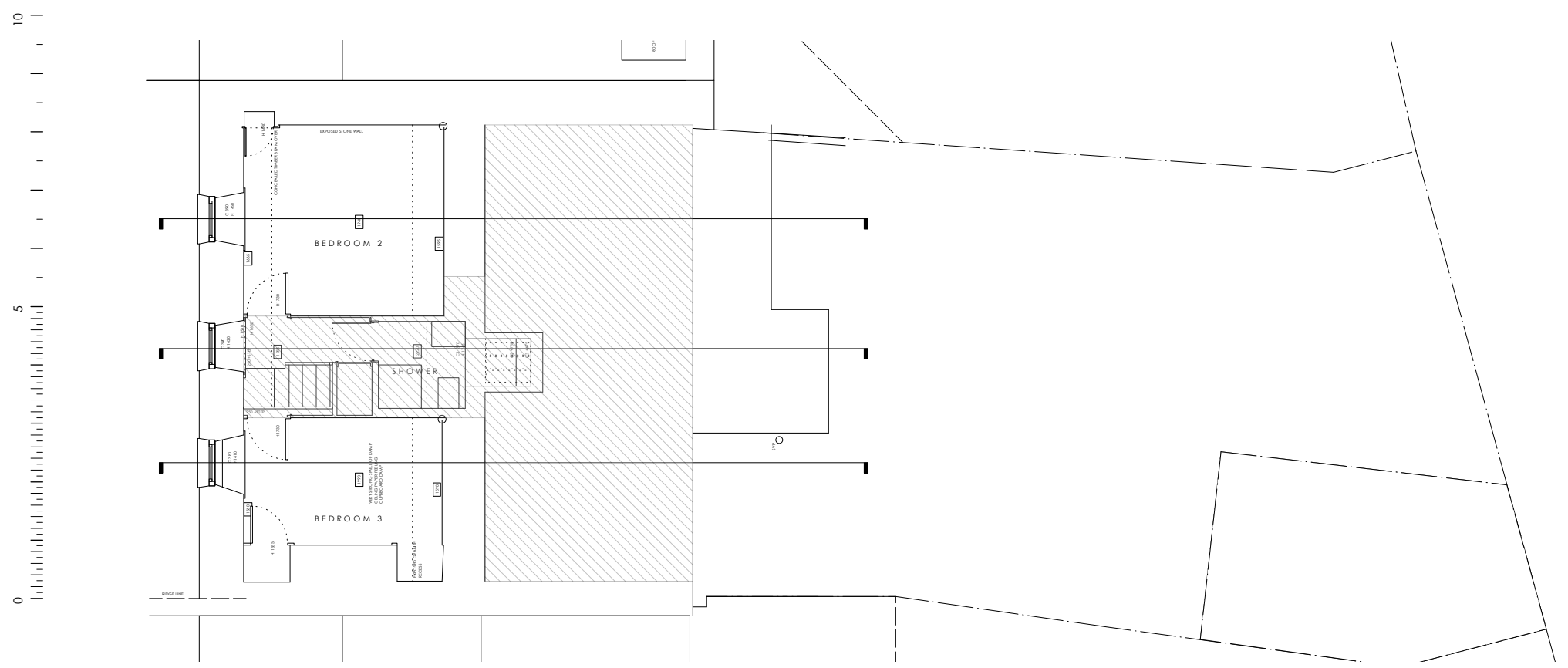
The upper floor consists of 2 bedroms and a small shower room off the main hallway. The main roof of the property is scantle covered and pitched at approximately 30°. The rear roof (over the kitchen and Bedroom 1) is mosts likely a later addition, which is also scantle covered and is also has a 30° pitch.

It is likely that the main roof had thatch covering as there is evidence of some old roof structure to corroborate this.

EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



VINE COTTAGE	
6 HIGHER STRAND ST MARYS	
EXISTING GROUND + FIRST	
DRAWING NO.	VC02
DATE -	JUN 2021
SCALE -	1:100 @ A3