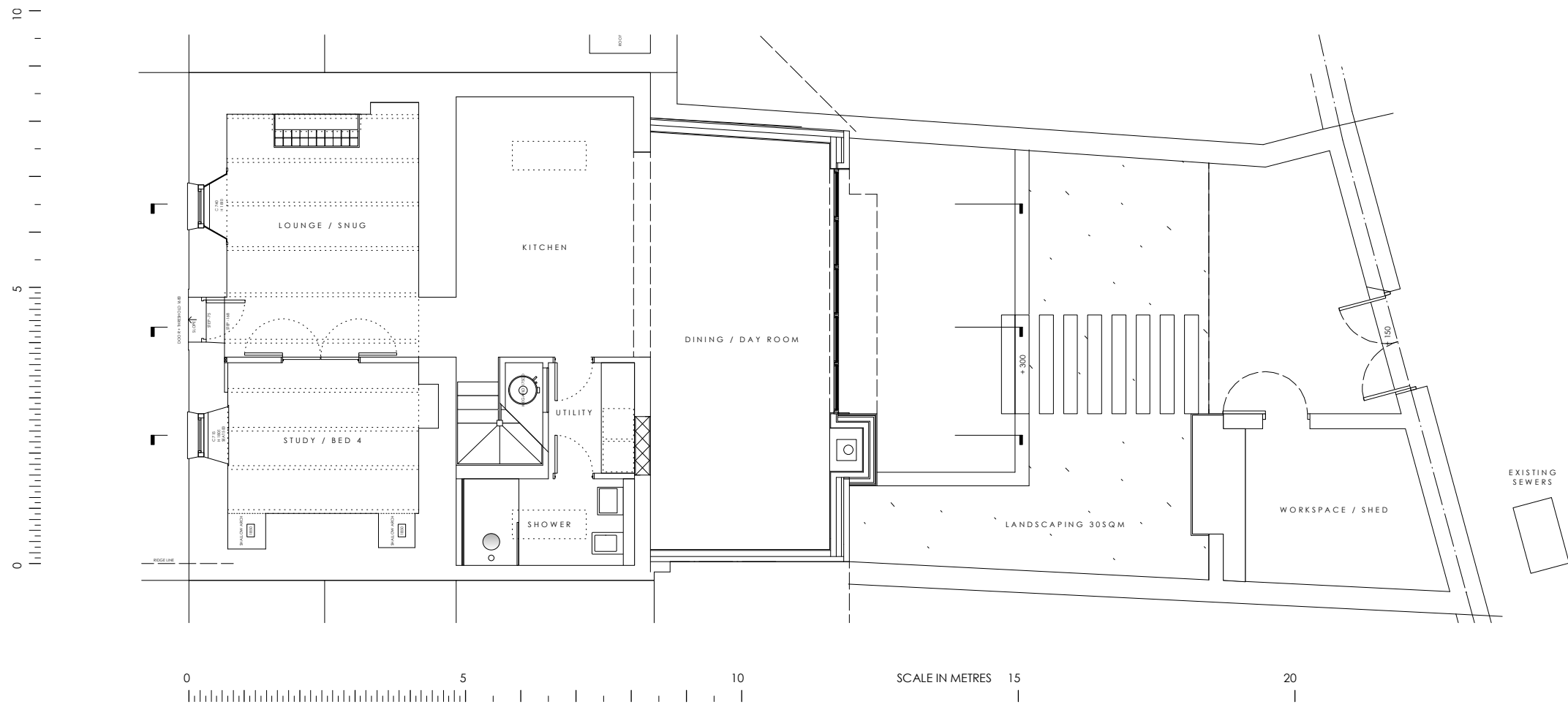


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 By A King at 12:29 pm, Jul 26, 2021

PROPOSED GROUND FLOOR PLAN



DESIGN AND ACCESS STATEMENT
 PART 3

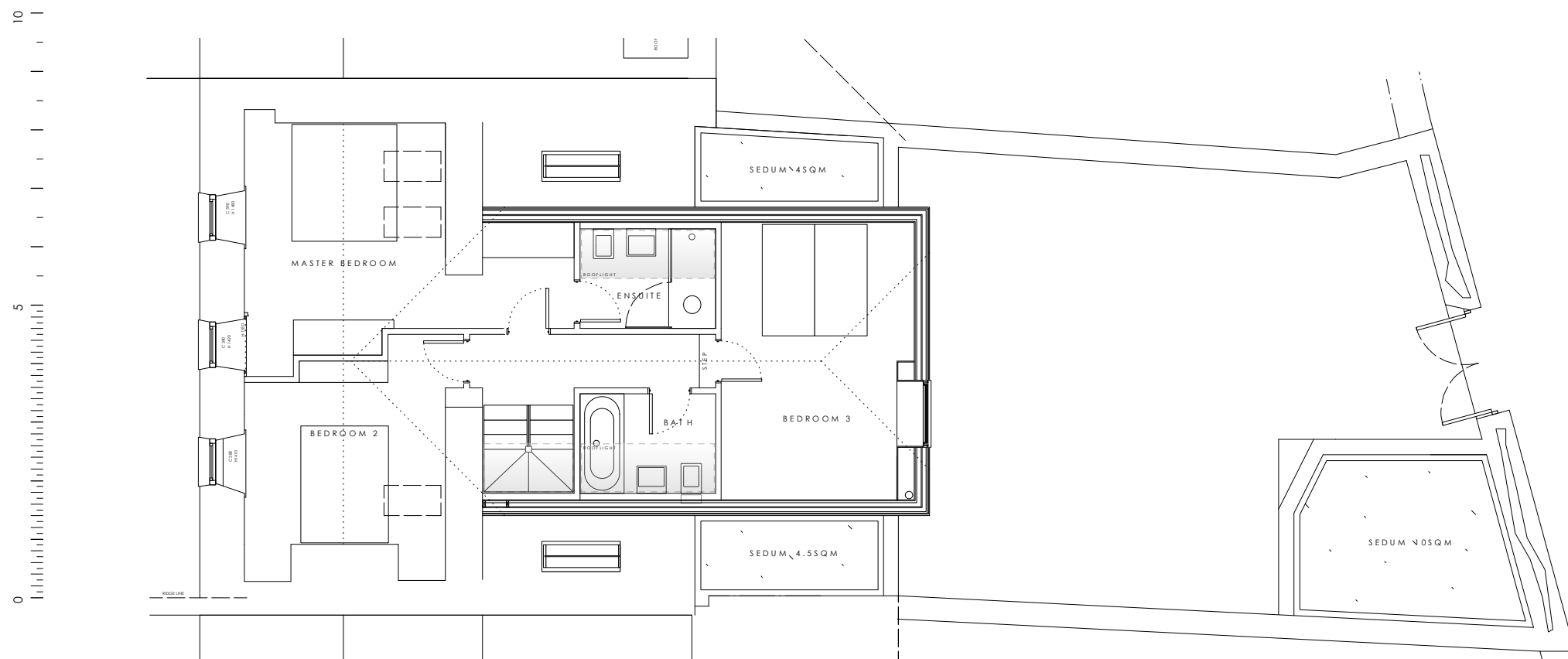
The proposal is to extend at the rear of the property to form a new living / dining / kitchen zone, which takes full advantage of the natural light from the south facing garden. This extension will be in line with neighbouring single storey extension at No. 5 and will line up with a 45° extension of the footprint from the centre of the ground floor window at No.7.

There will be a centrally located first floor extension to provide bathroom facilities and a new upper floor bedroom. The central location of this extension limits the impact on its neighbours. This will be pitched at the same degree (30°) of the main roof and will have a hipped gable end.

The existing roof will be thermally upgraded and the existing scantle roof will be replaced together with a number of conservation rooflights to increase through ventilation in the upper, existing, bedrooms and allow light into the ground floor kitchen area and shower room.

Moving the staircase outside of the original cottage footprint into the centre of the plan allows for this new circulation route to become more efficient at serving all the upstairs rooms. It also allows for an increase in size to BEDROOM 2 and the STUDY below.

PROPOSED FIRST FLOOR PLAN



VINE COTTAGE
 6 HIGHER STRAND ST MARYS

PROPOSED
 GROUND + FIRST

DRAWING NO. VC06
 DATE - JUN 2021
 SCALE - 1:100 @ A3