

April Cottage, Church Street, St Marys

Design and Access Statement

Proposed change of use of April Cottage into three affordable homes

1. The property was, until recently, in use as a guest house with managers annex attached. It is currently configured as a 4 bedroomed property with an adjoining 2 bedroomed annex.
2. The property has gardens to the front side and rear with off street parking provided on the driveway.
3. The property is accessed form Church Street via an existing driveway.
4. The subdivision of the property will necessitate minimal alterations to the building to ensure each property has its own private access. These alterations are shown on the submitted plans.
5. The property has gardens to the front side and rear and will be communal to share between the residents in order to maintain the open character to the front of the property
6. Discussions with tenants regarding their individual needs will be undertaken once the tenants are nominated and resident.
7. The front driveway and garden will be gated to provide security, any fences or gates to erected to the front of the property will be below 1 meter in height.
8. No other external alterations are proposed as part of the conversion works.
9. Internally the works are required to provide the separation of the existing building to form three homes, this requires minimal changes to the external elevation.
10. The works proposed will not change the character of the building nor its impact on the conservation area.
11. Biodiversity enhancements include the installation of a bat box to the eastern gable of the property. This deemed the most suitable enhancement for the location and context, see Biodiversity report for details.
12. Sustainable design measures will be in line with Building Regulations, Part L.
13. Some of the measures to be included: increased insulation between party walls/ceilings to provide soundproofing and increased thermal efficiency, double glazed windows and doors (where replaced), mindful sourcing of materials to consider carbon footprint e.g., through locality (where practical with supply chain issues and short timescale for works); upgraded heating system to provide more efficient use of resources, low flush toilets (where replaced).

