

# **PROPOSED REAR FIRST FLOOR EXTENSION TO PROVIDE BEDROOM AND ENSUITE FACILITY/INSTALLATION OF A NEW STAIRCASE TO LOFT BEDROOM AND CHANGE OF USE FROM DWELLING TO AIRBNB FACILITY**

## **DESIGN AND ACCESS STATEMENT**

### **Design Statement**

#### **AMOUNT OF DEVELOPMENT**

One dwelling is retained but the number of bedrooms will be increased to four to allow the facility to be used as an airbnb facility either one family using the dwelling or four individuals, using the bedrooms and communal facilities.

#### **LAYOUT**

Internally the house remains the same layout, but small front living room becomes a bedroom. A new rear first floor extension will accommodate new bedroom and shower room.

A new staircase will give improved access to the loft bedroom.

#### **SCALE**

No changes are proposed to the main dwelling externally but the rear single storey extension will be built upon, similar to other extensions of Hilton Terrace.

#### **LANDSCAPING**

The rear garden, currently overgrown will be restored to a proper garden. It is lengthy, going back to an existing access lane.

It will be restored and used by the residents of the dwelling.

#### **APPEARANCE**

No large changes are envisaged, simply replacing defective external finishes with new render and windows where required. The front elevation to Hilton Terrace will be refurbished and painted where necessary.

The rear extension will be rendered with a new slate roof and new upvc windows.

## **Access Statement**

### **VEHICULAR AND TRANSPORT LINKS**

No 7 Hilton Terrace is close to the town centre and rail links and bus services are within easy walking distance from the house. Emergency vehicles can access the dwelling easily directly from Hilton Terrace.

### **INCLUSIVE ACCESS**

The dwelling will comply with Part M ( Disabled Access) of the current Building Regulations. All persons regardless of age, disability ethnicity and social grouping will be able to access easily to the dwelling and through it.

Richard J Lindsay  
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