

DESIGN ACCESS STATEMENT

32 Mainstreet Distington

The Proposal

To convert an existing single storey, lock up premises to a single storey residential dwelling

The Site

The site is located is attached to Nr 32 Main Street, Distington and was formally a lock up / workshop to a former electrical repair business. Front of the site faces Main Street, Distington and is set back approximately 5m from the edge of kerb. There is a prescribed right of way from the rear of the site over open ground through a communal passage way exiting out onto Church Road

The Design

The existing building covers an area of approximately 54 square meters, total hight from path to apex is approximately 5 meters. The building is of cavity wall construction with a constructed dual pitched roof covered with grey concrete roofing tiles. The design consists of internal alterations and a right-angle front elevation extension to create a two bedroom single story residential dwelling. Part of the rear elevation is to be cut back to form serviceable yard area within the existing boundary with egress through a right of way onto Church Road. The external appearance will not depart from the original design except for the frontal extension works, new window configuration and front door entrance. Wall finishes will be to match existing and there is no change to the existing roof.

Boundary Treatment

There is no change to the existing boundary or boundary treatment.

Access

Access to the front will be from Min Street, access and egress to the rear will be via a prescribed right of way from Church Road.

R W Ford

Agent