

## **DESIGN AND ACCESS STATEMENT**

### **Design**

As stated in the heritage statement, Mews House is a four bedroom link-detached house, thought to have originated as a building associated with stables to neighbouring Tower House.

At some point it has been renovated and converted into an 'upside down' house, with bedrooms on ground floor and living space on first floor.

### **Roof extension/mansard roof and roof terrace**

The existing roof rises approximately one metre, and begins some 60cm inside a 30cm parapet, and as a result is barely visible from ground level, giving the property the appearance of having a flat roof.

The proposal is to remove the existing roof and replace with flat topped mansard roof beginning 30cm inside the parapet wall. The angle of the sloping part of the roof will be 70 degrees, and will rise 2.1 metres above the level of parapet wall, with an inverted dormer door and small Juliette balcony on south side (rear) and 2 dormer windows on the northern side.

There are a number of examples of similar roof styles throughout the town, with both tiled and slated rooves. Whilst the primary purpose of this extension is to increase floor space and capture the views across to the coast, in our opinion, the proposal as a whole significantly improves the appearance of the property whilst remaining true to the origins of the building.

### **Rendering to walls of North and East elevation**

This work is being proposed for purely cosmetic reasons, with the sole intention of improving the appearance of the property as viewed from London Road. The shiplap style panel that at some point has replaced a garage door is in our view rather unsightly and out of keeping with the style of the property. There appear to have been a number of changes made to the eastern wall and the patchwork of different bricks and mortar is unsightly.

The eastern wall faces the western wall of adjacent Tower House, which has itself been rendered.

The door in the shiplap area of wall has no purpose and will be removed. The window will remain.

## **Key Materials**

Roof – slate matching existing roof

Dormer windows – Georgian sash windows matching existing windows.

Rear inverted dormer door to be Georgian style double glazed window

## **Access**

Access to Mews House is off London Road via a gated entrance to a private driveway. The proposed development will have no impact on the access arrangements to the site.

## **Existing London Road East**

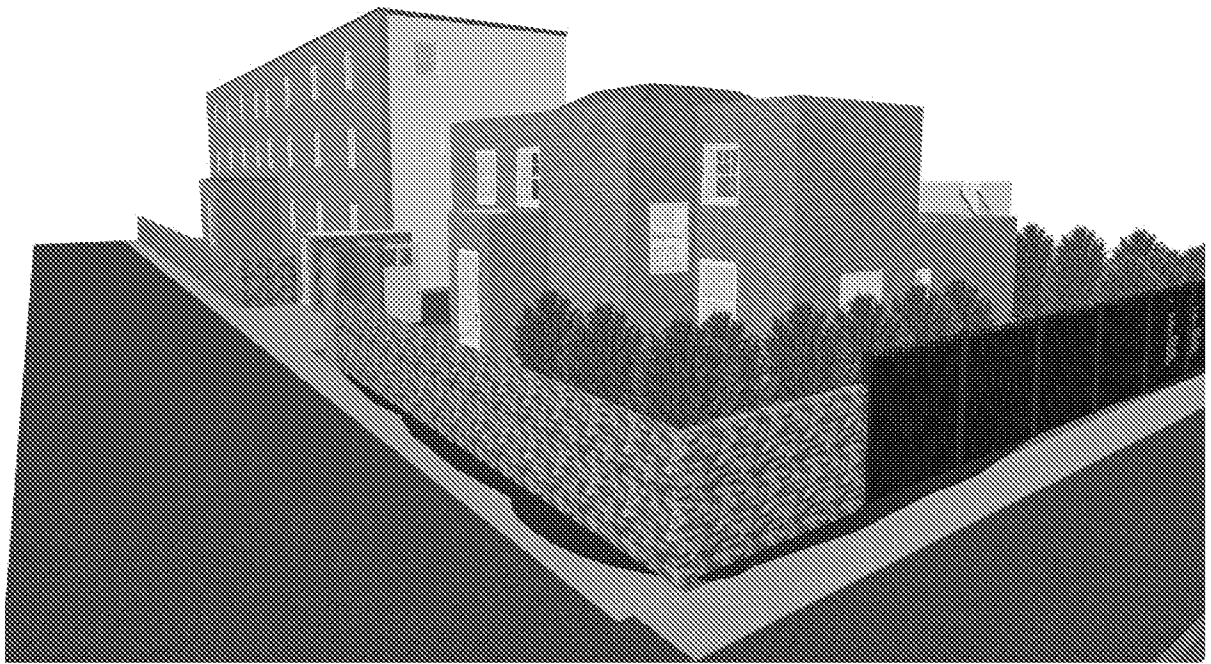




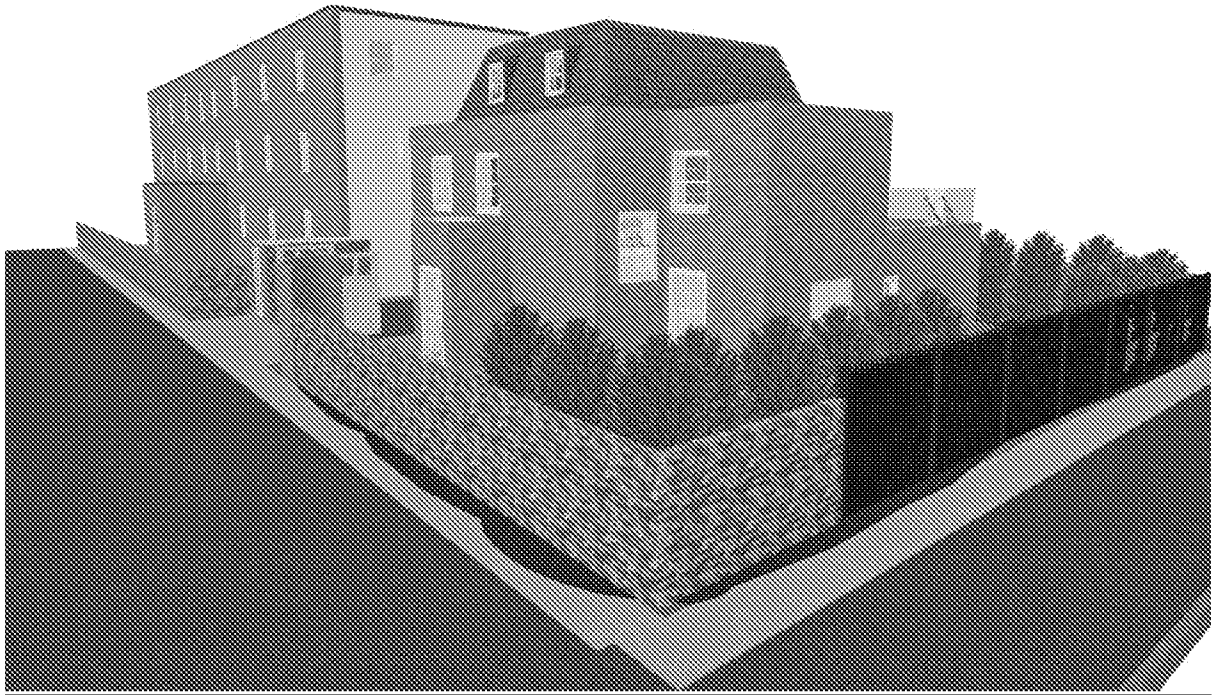
**Proposed**



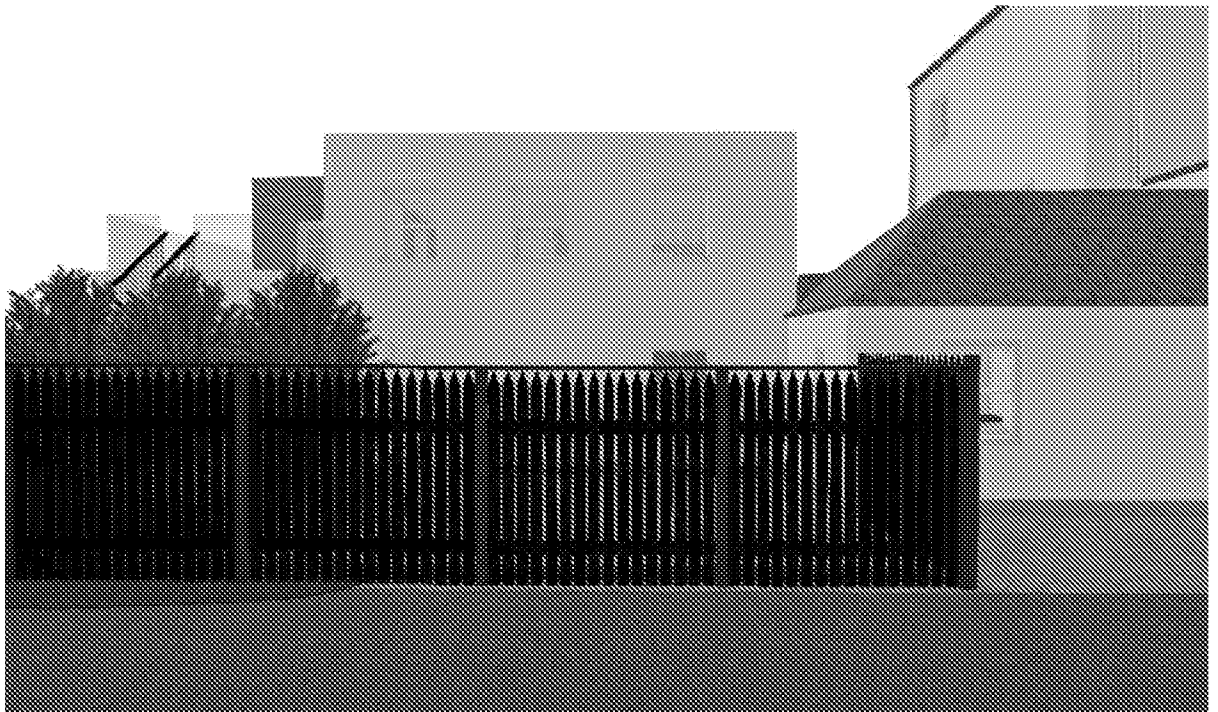
**Existing London Road west**



**Proposed London Road west**



**Existing Tower House Gardens**



**Proposed Tower House Gardens**

