

Design and access statement

Hook Place is a semi-detached property thought to have been originally constructed in the latter part of the seventeenth century. However, it was partly or wholly reconstructed in the mid nineteenth century and has undergone a number of extensions and alterations since that time.

This application relates to the following two proposals:

1. The replacement of the wooden driveway gates at the main entrance to the property on Hook Lane, facing East. The existing gates are rotten, decaying further and unsafe. The gates will be replaced on a like for like basis and will be automated in order to improve the security of the property.

Because the gates are unsafe, we need to restrict the access of children and animals to the garden. We are keen to make the garden more usable for all the family.

2. Three woodburners will be installed on the ground floor of the house in existing working fireplaces marked 1, 2 and 3 on Plan A. Woodburners 1 and 2 will replace existing open fires. Woodburner 3 will replace an existing woodburner which is very old and environmentally unfriendly. The house is difficult to heat, and the heating system requires a boost in order for all the rooms to be usable, in particular by elderly family members during the colder months. However, the open fires are environmentally damaging. Each of the proposed woodburners will be compliant with the government's new "eco-design" proposals. Air-vents will be included in line with building regulations.