

Design & Access Statement about the design principles and concepts that have been applied to the proposed works:

The proposed work is intended to join two properties – number 15 and number 26 Bank Buildings. Number 15 is a flying freehold, while number 26 is an under-dwelling which sits under both number 15 & 16. The proposed work will not affect number 16.

The cellar of number 15 backs onto the bedroom and hallway (of number 26) along one wall and the cellar of number 16 on the other wall. The proposed work will involve making a new doorway between the cellar of number 15 and the hallway of number 26, with new steps to bridge the change in level.

The cellar currently maintains its original features in terms of stone stairs, walls and butcher's slab. The butcher's slab is located on the party wall between the two cellars. The floor is constructed of existing stone slabs. There is currently no ceiling with the existing floor joists and boards above exposed.

The previous plan was to use tanking and damp proofing in the cellar, however having researched further the proposed changes, it appears that the planned work may be too destructive to the original materials, so the planned changes have been modified to reduce the impact on the heritage aspects.

I now plan to simply keep the doors open to allow air flow through the cellar to control any damp. The walls of the cellar will be scrubbed clean to remove any signs of the damp and then painted white.

I plan to create a feature of the butcher's slab by adding additional storage shelving around the slab, therefore highlighting the existing heritage of the site.

The stone floor will not be modified in any way.

The only significant change will be the doorway through into the under dwelling. The opening required for the new door will be supported by a new lintel. The existing hallway in the under-dwelling is currently a narrow corridor, particularly with the proposed new access from the cellar; therefore it is proposed that the existing bathroom wall will be relocated away from the cellar to create a wider 'landing' area between the hallway and cellar.

The gas, water and electricity utilities for the two properties will need to be connected, but this will have negligible impact on the heritage aspects of the properties.

Justification for the works

The joining of the two properties will have no impact on the listing details of the properties at Bank Buildings, and most other properties in the row have already completed a similar process.