

DESIGN AND ACCESS STATEMENT FOR 24 FINTHORPE LANE, ALMONDBURY

January 10, 2023

OVERVIEW

1. Design Principal

- ✓ *The property requires some modernization having not been updated since the 1970s. This will include the removal of a dividing breeze block wall that is non supporting between the current Kitchen and Dining area. We then plan to remove the old kitchen and replace with a new modern kitchen. We also propose to reinstate the original entrance to the properties cellar via a stone staircase in the dining room. If this is feasible it would need a trap door type mechanism in order to keep the kitchen/diner functional.*

2. Appraisal

- ✓ *The property is a 4 bedroom link detached home that was converted from a derelict building in the 1970's, all internal features and materials are from this era except the original structure and the property has not undergone any alterations or modifications since then. With modern day usage having changed in the time period since conversion modern kitchen and dining facilities have become the norm and a desired addition to any home, as the property consists of four bedrooms it would be of great advantage to open up the kitchen area to accommodate larger gatherings of people as the current area for cooking is restricted, this would be in keeping with the size of the property.*

3. Access

- ✓ *The proposed alterations in no way affect the access to the property*

4. Consultations

- ✓ *When the property was purchased by the current owners in December 2019, the listed building representative at the local authority was consulted and visited the property to go through the listing element and the changes required. Sue Oakely from the listed buildings department attended the meeting and advised on various issue's*

5. Amount of development

- ✓ *The scale of development is not of the size or substance to affect any of the surrounding properties. There is ample parking for any trade vehicles so as not to impede the through traffic on the lane.*

6. Layout

- ✓ *The proposed Kitchen/Diner is situated on the southerly portion of the property. The proposed layout although making two rooms into one will not alter the layout to any great extent. The proposed layout will in the most retain the existing services and ventilation but include an extended peninsular work surface to provide a larger working area. Although the position of cooker, oven and microwave will change this should not impact greatly on, or require extensive electrical, plumbing or waste reworking.*