

# Howard J Wroot

## Chartered Surveyor

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North Lincolnshire Council  
Development Control  
Pittwood House  
Ashby Road  
Scunthorpe  
DN16 1AV

Date: 31 January 2013

Your ref  
Our ref

Dear Sir,

**Proposal:** Householder planning application plus Listed Building Consent for a Detached Garage, new Gates external refurbishment and internal alterations at  
**Site Location:** 1 Church Street, Crowle, DN17 4LE..  
**Application ref:**  
**Applicant:** Nicola McConville..

## DESIGN AND ACCESS STATEMENT

### 1.0 DESCRIPTION OF PROPOSAL and DESIGN

- 1.1 The subject property is a Grade II listed building and as such requires both Householder and Listed Building Consent for the proposed works.
- 1.2 It is firstly proposed to replace the existing mild steel gates with those of solid Oak, (electrically operated). There are existing mild steel stanchions sited at the rear of the ornamental stone gate posts these will not be disturbed as the new gates will hung from the steel stanchions.

- 1.3 It is further proposed to remove the existing garage extension (see photograph) and provide a flush, ledged and braced timber doors using the space behind as a store. This will necessitate the erection of a new timber garage see plans.
- 1.4 In addition to the foregoing householder applications, it is intended to refurbish the existing sliding sash windows with the insertion of double glazed units as well, this will require new glazing beads however the profile of which will match the existing ones.
- 1.5 Also please refer to plan 3 of 5 which shows new windows to be inserted and other ones replaced. Further the existing glazing to the rear landing window is to be replaced with stained glass.
- 1.6 Referring to plan 1 of 5 it can be seen that a new en-suite to Bed 2 is to be created and the Bathroom and Bed 4 are to change over.
- 1.7 External render is to be hacked off and renewed, the existing rainwater goods replaced with black cast iron imitation Ogee units, and the roof coverings to be renewed with Sandtoft interlocking Pan tiles colour terra cotta.
- 1.8 .An internal wall is to be removed to the rear first floor outshot and 2<sup>nd</sup> floor walls (non load bearing) removed from the main dwelling together with a redundant chimney breast and internal stack.

## 2.0 GARAGE

- 2.1 The garage is shown on plan 5 of 5 it is a timber framed structure with a low ridge height so as not to dominate the rear yard area.

## 3.0 ACCESS

- 3.1 Access will not change and is from the existing double gates to Church Street.

## 4.0 LANDSCAPING

- 4.1 Additional landscaping is not considered necessary.

## 5.0 FLOOD RISK ASSESSMENT

- 5.1 As this is a minor development and a Householder planning application a Flood Risk Assessment is not required

## 6.0 PHOTOGRAPHS

Rear and right side elevation outshot



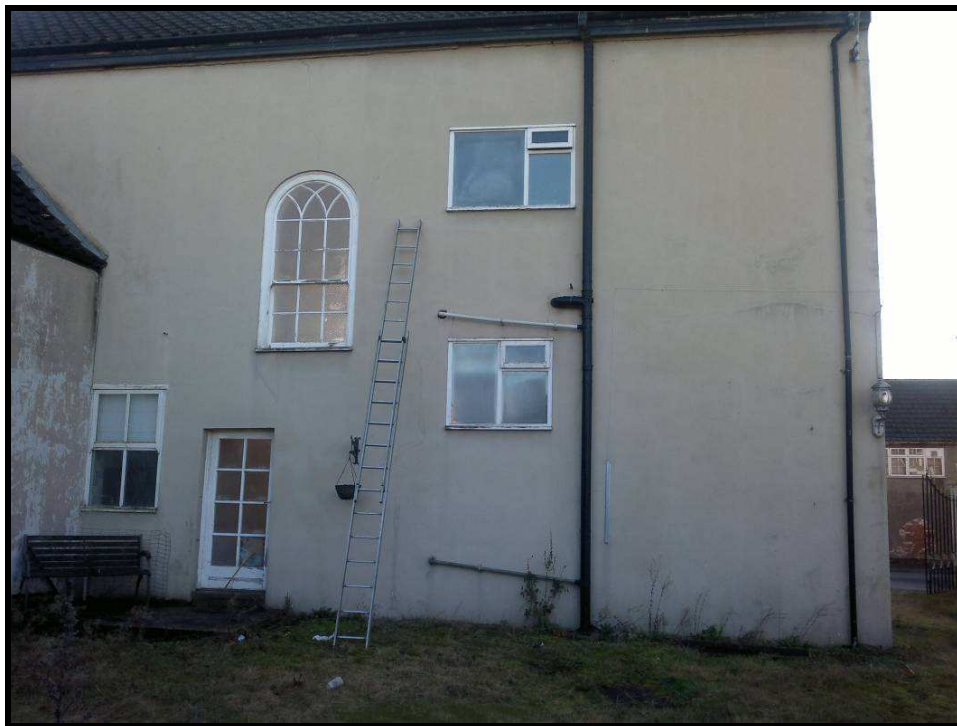
Existing Gates



Rear Outshot



Rear Elevation



Front and left side elevations



Example of proposed garage.



Example of proposed gates



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