

## **DESIGN & ACCESS STATEMENT - THE TIDES**

### General

'The Tides' comprise two self-contained flats, situated within a detached property, constructed in the early 1970's. The building is situated at the bottom of Jackson's hill, a residential cut de sac of approximately a dozen properties.

The property is of block construction throughout, surmounted with a pitched roof, with tiled concrete roof covering. It is somewhat neglected and in need of a comprehensive refurbishment. In particular, all of the uPVC windows are in a poor state of repair, the lean-to sunroom leaks and exhibits signs of settlement and the building is virtually uninsulated.

### Scope of Works

It is the intention of the applicants to undertake a comprehensive refurbishment of the entire property. Initially, consent is sought for the following works: -

Replacement of all existing white uPVC windows & doors, with Grey Colour (RAL 7016).

Demolition of existing redundant lean-to Sun Room, and replacement with thermally efficient, quality Garden Room.

Introduction of vertical Larch cladding to front elevation, as per sketch plan.

Reinstatement of First Floor Balcony.

Installation of double doors to Ground Floor Lounge.

### Comment

'The Tides' is currently a somewhat dated and nondescript, seventies built property, which adds very little to the built environment in the vicinity of Moorwell. It is hoped that the above works (although fairly modest) will give the building a much needed face lift, and produce a more contemporary feel to the property.

In addition, the works will hopefully improve the visitor experience, and improve what is currently, a very inefficient property.

### Access

Access to the property remains unchanged.