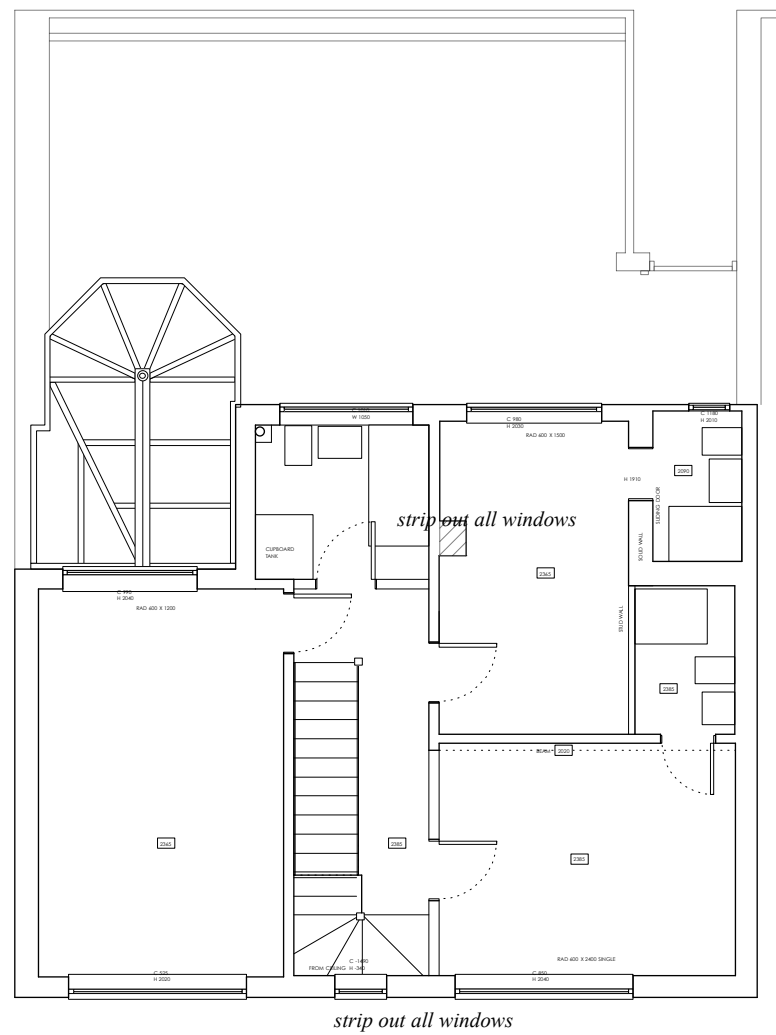
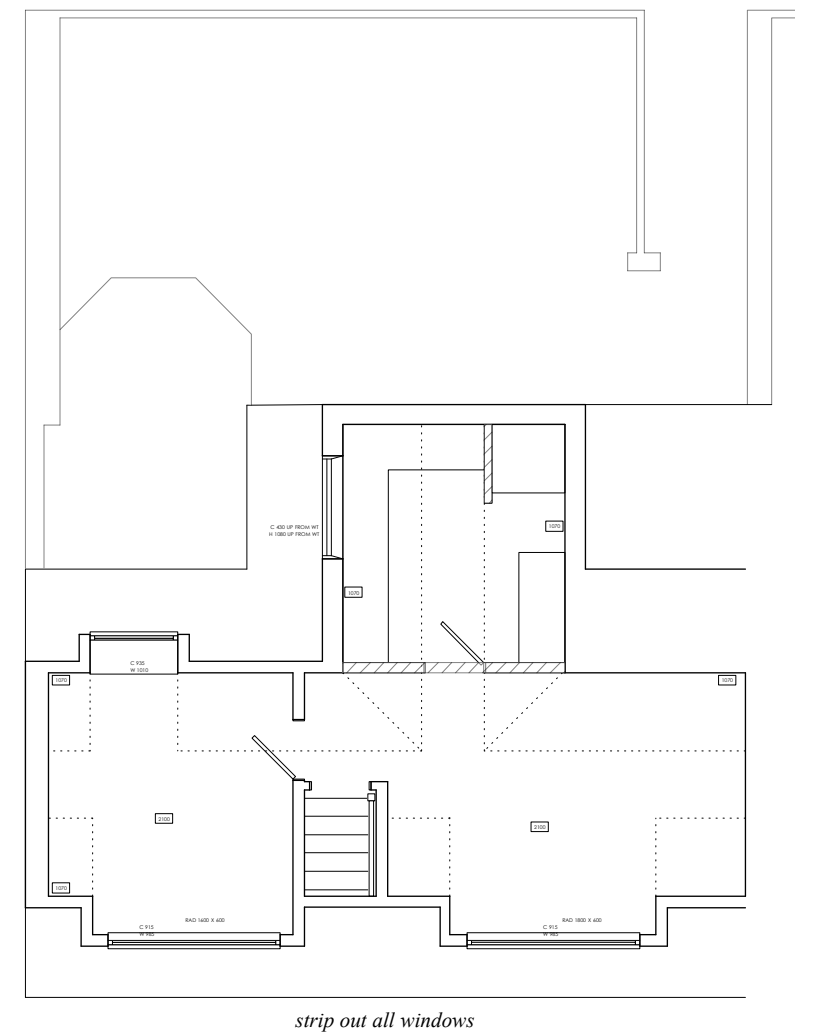


EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



EXISTING SECOND FLOOR

## DESIGN AND ACCESS STATEMENT. PART 1

'Auriga' is a substantial semi-detached house located on Porthcressa Rd and forms part of a run of houses developed in the 1970's. It is of blockwork construction with beam and block floors and has the typical design of homes built at this time with rendered walls and large window openings. The property has been used as a B&B in the past but is now split into a ground floor owners flat with an 3 bedroom holiday apartment on the upper floors.

Whilst the upper floors are generally well planned, the lower floor has a very compromised layout, which includes an external entry into the bedroom. The properties have a shared access with no division between the ground floor flat and apper floor apartment.

There is a rather tired looking uPVC conservatory to the rear and the property has large uPVC windows throughout.



**RECEIVED**  
By Tom Anderton at 12:32 pm, Nov 25, 2020

**AURIGA**

PORTHCRESSA RD  
ST MARY'S TR210JL

EXISTING  
PLANS

DRW. NO. AU02  
DATE - NOV 2020  
SCALE - 1:100 @ A3