

09 / 0382 / FUL

DESIGN & ACCESS STATEMENT RE: 30 BROAD STREET

Broad Street is a street of terraced Victorian properties, it is within easy reach of shops, public transport, schools and parks.

The area is very popular with people commuting to the City and work hence the development.

This proposal is to add a second floor on the back addition and convert the loft via a rear dormer and convert the resulting space to 8 studio flats.

The loft conversion will be tile hung with double glazed PVCu windows, the extension on the back addition will be built in face brick to match the existing.

The added volume will be approximately 190 cubic metres, access is via front and rear doors.

The limited landscaping will be pavers and shrubs in tubs.

Doors will be fitted with shoot bolt lever locks and safety chains, there will be a security light fitted, windows will be internally beaded with locking handles.

Heating will be via 93% condensing boilers with automatic cut off when no heat is called for, servicing radiators fitted with TVRs

