

**Planning Application - Appendix F**

**2 The Grove, Chipping, PR3 2QP.**

**Design and Access Statement**

The current resident was born in the property, and wants to retain independence in order to continue living there.

The planning application is for a proposal to renew the concrete approach pathway to the front door of the dwelling, removing stepped access from the tarmac road surface which borders the front garden.

Existing stone edgings to the approach pathway are to be retained & re-used where possible. Additional edgings required to retain the pathway will be sourced from a stone salvage yard.

Existing stone pillars on front garden wall are to be carefully demolished, set-aside for re-use and re-built to match the width of the new concrete approach ramp. The re-construction will be carried out using a sand & cement mortar with lime.

A steel handrail is to be installed to one side of approach pathway which will meet the regulations set out in Documents K & M of the building regulations.

The handrail will be powder coated white in colour – RAL# 9010. Existing window frames are white. There is also a large tower crane in close proximity to The Grove, which is also white in colour. We have specified the post near to the front door to be fixed on concrete so that there is no drilling into the face of the front door stone jamb.

The concrete approach ramp will be of a tamped & brushed finish, with a 1.0 x 1.1m landing at the top outside the front door. Gradient is calculated to be 1:18 (4.0m going & 0.22m rise). Again, ramp is to be constructed to the regulations set out in Documents K & M of the building regulations.

There will be no major changes to the current layout of the property, internally or externally.

The approach pathway will stay in the same position, just that it is to be ramped as opposed to stepped.