

## **Design and Access Statement**

### **52 Ospringe Street**

The application is required due to the requirement to replace the existing gas fired central heating boiler and to carry out remedial works to the front elevation.

For additional information on the property please refer to the Heritage Statement.

### **Design**

#### **1. Replacement boiler**

- a. The proposal is to locate the boiler in the cupboard beneath the stairs between the ground and lower ground floors, the current location of the existing boiler.
- b. The boiler flue will exit the rear wall in the same position as the current flue, will not be visible from any public lines of sight will have minimal impact on the heritage asset.

#### **2. Remedial works to the front elevation**

- a. The current colour wash has degraded over time and is non-breathable, causing internal issues of dampness penetrating the brickwork.
- b. The remedial works will involve the following-
  - i. Phase I
    - Remove the existing colour wash using high temperature steam.
    - Remove any cement based pointing.
    - Replace any damaged brickwork with matching wood fired bricks.
    - Repoint where necessary with lime mortar.
    - Prepare and repaint timber to the front elevation, excluding the front door, together with the stone cills to the windows in RAL 7013. (RGB 87, 80, 68).
  - ii. Phase II
    - If cleaning back the brickwork is unsatisfactory the front elevation is to be colour washed in vapour permeable Keim Granital Exclusiv 9125. (RGB 184, 135, 106).

#### **3. Other works**

- a. No other works are proposed.

### **Access**

- a. There are two access points for the dwelling-
  - i. The front door to the ground floor, accessed via steps from Ospringe Street.
  - ii. The back door at lower ground floor level provides access to the garden.
- b. The proposal does not involve any alterations involving the access to the dwelling.