

DESIGN AND ACCESS STATEMENT

Crossways, The Headlands, Downton, SP5 3HP

1. DESIGN

- The existing property is a 2 bedroom semi-detached house. The proposal is to install a new family size kitchen and dining area into the existing lounge area, away from under the stairs.
- The proposed kitchen will be of a more generous in size than the existing one, in keeping with today's lifestyle.
- The layout remains the same, shuttered French doors lead off this space into a sun room, and on into the garden.
- The kitchen units will be of a shaker style with traditional cornicing, in a Cashmere Matt finish. The work surface is of quartz with a bullnose edge. The appliances are to be fully integrated and the units below the front window will be lowered in order that the window's decorative trim and architrave and not disturbed or hidden. The flooring will be a floating engineered oak floor, laid on top of the existing floorboards.
- Existing architectural features within the new kitchen will not be impacted. The picture rail and deep skirting will remain in place; the units will be cut to accommodate them.

2. ACCESS

- The floating floor will be laid to the existing door threshold, which is higher than the floor, therefore it will not create a trip hazard.
- The shuttered French doors will not be obstructed and remain in their existing location.
- The layout of the kitchen allows freeflow traffic within the kitchen area, wider than average access and an overhang of the countertop creating a breakfast bar.
- The existing fireplace is not in use and decorative only. Heating is supplied by existing radiators.