

Design and Access Statement

25 Eldon Square

Introduction

25 Eldon square is a Grade II Listed building sited within the confines of Eldon Square Conservation area. It forms a semidetached three storey building which is currently in use as two flats

Proposal

The main components of the application are:

- Conversion of the two flats back to a single-family dwelling.
- Provision of a lower ground floor extension in the form of glazed box/conservatory.
- Replacement of existing lower ground front elevation casement windows with new hard wood single glazed sashes.
- Replacement of the modern metal and glass front door.
- Introduction of storage within the entrance hall.
- Reconfiguration of the main staircase at ground floor to reinstate the original alignment.
- Creation of a ground floor WC and introduction of a relocated lower ground floor sash window (displaced by the proposed extension) to serve this space.
- Minor changes to the plan form of the first floor to create a dressing area and storage within the master bedroom and bathroom within the rear room; and
- Minor changes to the modern layout within the attic (second) floor.

Assessment

It is considered that the internal works will have minimal impact on the design of the property the alteration by turning the house back into a single property will better reflect the historic form of the dwelling

The single storey rear extension is of a design and material that are appropriate to the development and will not undermine the listed qualities of the building