

Design and Access Statement

1. What are the features on the existing site?

Buildings – size, age, style, condition (further detailed information should be provided in the historic environment section if appropriate).

- Gardens, landscaping, and other open areas
- Boundaries – walls, railings, fences or other means of enclosure.
- Immediately adjoining buildings and sites.

The building is Georgian and in good condition. Gardens and Boundaries will not be affected. There are other flats inside the converted Georgian building but the building work will not affect them.

Inside Flat 8, there are no existing features and the flat has been created in a modern style.

2. Please provide details of how access issues have been addressed.

The 'access' component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide SPD, but also how the applicant intends to meet their duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995).

Where relevant, this should include:

- Approaches to and around the site, including transport links
- Car-parking, setting down points, location of dropped kerbs (if required)
- All entrances, including visibility
- General Horizontal/Vertical Circulation and layout arrangements
- Appropriate use of surface materials
- Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building.
- Way-finding and signage
- An assessment of means of escape

The proposed plans will not negatively affect any existing accesses to the flat although the proposed removal of the 2 enclosure walls of kitchen and living will remove 2 doors attached to these walls, making an open space access for the living-kitchen area towards exiting the flat.

3. Please provide details of the layout of the proposed development

- Relationship of buildings, routes and spaces.
- Safety and Security

The proposed development does not affect the relationship to any other building, or route. It will open up the space of the existing flat to make it more open plan and modern and to allow an open space kitchen-living area.

The safety and security will be in-keeping with what is already in the flat. A new fire alarm will be put into place in the new open-plan kitchen. No security will be affected.

4. Please provide details of the scale/appearance of the proposed development

- Height, width, length, materials, detailed design
- Relationship to surrounding development
- Relevant local and national policies and guidance

All wall materials used will be the same as what is currently used (plasterboard) and we are hoping to install an engineered wood flooring. And similarly the same wood flooring will be used to match existing flooring material

By removing the walls in the kitchen, we hope to open up the area to an open kitchen-living space that is 21.75 sqm.

5. Please provide details of landscaping in the proposed development.

When choosing trees and plants the following factors should be considered:

Suitability – is the ultimate size appropriate for the space the plant will have, it is important to avoid conflict with buildings. Large vigorous trees too close to structures will require expensive and regular pruning. Will the species choice be tough enough to survive site conditions?

Interest – Does the plant for example display any of the following features – attractive bark, flowers, interesting foliage and autumn colour? Sometimes trees which bear fruit are not suitable for heavily used areas.

Sustainability – is there sufficient soil depth available and has irrigation and drainage been supplied where planters have been specified? Trees and plants grown in the ground will live longer and need less maintenance than those grown in planters. Where there is subterranean development a metre depth of soil must be provided over the structure.

Proposal only seeks to knock down two internal walls so no landscaping is required.

6. Please provide details of how Heritage Assets issues have been addresses.

Describe the assets affected – listed buildings, conservation area, archaeology etc.

Define their significance (in the case of the building in conservation areas, their contribution to the character of appearance of the area).

Assess the impact of the proposals on the heritage asses, including reference national and local policies and guidance.

If the impact is harmful to the significance of the historic asses, set out the public benefits which justify the proposal.

We plan to open up the interior of an already modern flat within a large listed Gregorian building. The flat has already been modernized (n the 1960's) and has no original features in the flat at all and none that will be affected in the proposed plans. We plan to use the same existing materials in all constructions to match the existing conditions of the flat.