

Design & Access Statement

Design Principles and Context Appraisal

- This statement relates to London House Broadwindsor, which is one of the key buildings in The Square, the primary focus of the Broadwindsor Conservation Area. The features of special importance in relation to its setting and listing are the front elevation, and the principal ground floor rooms of the interior, neither of which will be affected by the proposed works.
- The proposed works are prompted by the need to repair elements which have decayed through the passage of time, occupier neglect and inappropriate and poorly executed prior interventions.
- They comprise the removal of hard cement render from the stair tower, added to the main body of the original house in the late 18th or early 19th century, and the repointing of the original stonework underneath, together with the kitchen wall.

Approach to access

- There are no issues arising for access. The principle access to the house will remain unchanged. There is parking immediately adjacent, a bus stop opposite, and a single step of 200mm to the hallway. A shared right of way capable of being accessed by a small vehicle exists to the rear of the house, and step free access exists through the rear door.

Relevant local plan policies

- The works comply with and respond to ENV4, particularly Clauses 2.3.9 -11 relating to Conservation Areas, 2.3.15 - 19 with regard to Listed Buildings more elderly, less able or less mobile residents.

Consultation

- Neighbours have been informed of the nature of the works, and the additional scaffolding required is of very limited impact compared to that already in place for the rebuild of the adjacent Music House following extensive fire damage. The works will take 2-4 weeks, dependent on the condition of the currently hidden stonework