

Design & Access Statement

1.0 INTRODUCTION

- 1.1 A Design & Access Statement is intended to aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.
- 1.2 The level of detail in a Design & Access Statement should be proportionate to the complexity of the application, but should not be long.
(source: https://www.gov.uk/guidance/making-an-application#paragraph_029)

2.0 DESIGN

- 2.1 The scheme has been careful to have a light touch on the external appearance of the existing range of buildings and retain and maintain the fabric of the building.
- 2.2 The scheme reuses all existing openings and in so doing retains the intrinsic character of the rural building.
- 2.3 In terms of the internal layout the spaces are largely dictated by the existing building form.
- 2.4 All exterior finishes will be made good and any shortfall will be made up with materials to match.
- 2.5 The appendages have been designed to mirror the original form of the range of buildings as required by the Planners when determining applications 19/01946/FUL & 19/01947/LBC.

3.0 ACCESS

- 3.1 The site is accessed off a Council maintained public highway.
- 3.2 Pedestrian access to the proposed residential units will be through existing entrances which provide level access to the proposed properties.
- 3.4 Doors and circulation space within the development are generous and in line with current Building Regulation requirements.
- 3.4 The development is a private development and as such there is no requirement to facilitate public access.
- 3.5 Emergency vehicles can access the site with ease, should the need arise.