

DESIGN & ACCESS STATEMENT FOR FULL PLANNING AND HOUSEHOLDER APPLICATIONS IN A CONSERVATION AREA AND APPLICATIONS FOR LISTED BUILDING CONSENT

GUIDANCE NOTES AND FORMAT REQUIRED

The statement should explain the design thinking behind the application and justify the proposal and what is being applied for, as well as how issues relating to access, including disability access have been considered.

DESIGN & ACCESS STATEMENT

HEADINGS	DETAILS If the heading is not applicable, please enter the words 'not applicable' under that heading
DESIGN	<p>Explain the design principles and concepts that have been applied to the development</p> <p>In 1976 no.32 Clifton Terrace underwent major refurbishment to create 3 flats with, to the rear, a major new rebuilt extension with flat roofs, red concrete hanging tiles, and predominantly fan light windows to the north elevation of the basement, ground and first floor. On the second floor the north facing bathroom window has both fanlight and casement, of similar size to the rear, west facing bedroom window.</p> <p>Our proposal is to install white upvc windows to bathroom and toilet on the rear elevation which is the extension (new build)</p>
APPRAISAL	<p>Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account</p> <p>Research into the historic background of the building incorporating the new extension has been undertaken.p8</p>

**DESIGN & ACCESS STATEMENT FOR FULL PLANNING AND HOUSEHOLDER
APPLICATIONS IN A CONSERVATION AREA AND APPLICATIONS FOR LISTED
BUILDING CONSENT**

IF A LISTED BUILDING	<p>Explain how the design principles take account of the special architectural or historic importance of the building, the physical features and the buildings setting</p> <p>The north elevation to no.32 is not visible from the Public Highway and is only visible from the rear of property in Victoria Road, some distance away, with additional limited views from the rear yards of the 3 adjacent properties (29 – 31 Clifton Terrace).</p>
ACCESS	<p>Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account</p> <p>I feel our proposal would not have any significant impact on the area and therefore would not compromise the importance of the area.</p> <p>We are not setting precedence for others to follow.</p>

**DESIGN & ACCESS STATEMENT FOR FULL PLANNING AND HOUSEHOLDER
APPLICATIONS IN A CONSERVATION AREA AND APPLICATIONS FOR LISTED
BUILDING CONSENT**

<p>CONSULTATION</p> <p>N/A</p>	<p>State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation and how they have been addressed</p>
---------------------------------------	---