

Design and Access Statement – Rev D
19 Cape Hill, Smethwick, B66 4RX



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1 Introduction

1.1 This Planning, Design and Access Statement (DAS) accompanies an application for change of use for the first floor of 19 Cap Hill, Smethwick, B66 4 RX.

The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

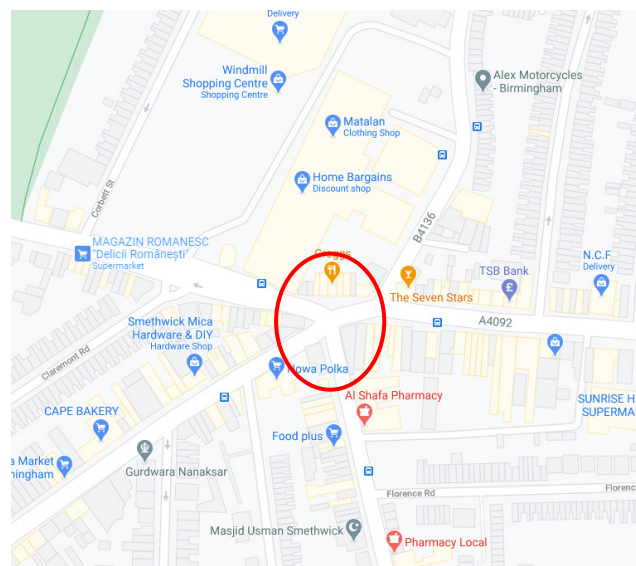
1.2 In determining the scheme, the following plans and drawings should be considered:

- 19 Cape Hill - Location Plan
- 19 Cape Hill – Approved Plans
- 19 Cape Hill – Approved Elevations
- 19 Cape Hill – Amendments-GF Plan and Front Elevations
- 19 Cape Hill – Amendments-Second Floor

2 Site and Context

2.1 The proposed site is located in 19 Cape Hill as indicated below.

2.2 The proposed planning application related to the following site.



Location Plan



Front view of the proposed property



Front view of the proposed property

Rev A

3 Design Principles and Concepts

- 3.1 The proposed site has a planning approved for conversion to flats with the access from the rear of the property.
- 3.2 The previous approved planning application no. is DC/19/63059.
- 3.3 This application is for amendments to the entrance of the flats from the rear to the front.
- 3.4 The reason for the proposed change is the alleyway providing access to the rear has been used by homeless people and needle were found at the rear and the alley way.
- 3.5 The proposed entrance from the front is present in other properties in the area, see below No 29/31 capehill.



No 29/31 with entrance to the flat from the front



No 29/31 with entrance to the flat from the front

4 Layout

- 4.1 For the layout of the proposal, refer to the accompanying drawings.

5 Scale

- 5.1 The building attached to the adjacent buildings and is facing public roads with the scales as shown on the drawings.

6 Landscaping

- 6.1 There will be no new landscaping associated with the works due to the location, and no amendments to the property or surrounding.

7 Appearance

- 7.1 There are no changes proposed to the elevations of the property, with the exception to the addition of the front entrance.

8 Access

- 8.1 The proposed site of the works is at street level and access is gained from the footpath.

9 Car Provision

- 9.1 The property has no parking facility and there will be no change to the car parking provisions.

10 Inclusive Access

- 10.1 As this application is for change of use, wider consultation in the regulations is not applicable.