

DESIGN AND ACCESS STATEMENT PRO FORMA

This design and access statement pro forma is based on the advice in the Government's National Planning Practice Guidance. The Guidance contains further information on what may be required in the statement.

A design and access statement is a short report to explain and justify your proposal and gives you an opportunity to demonstrate your commitment to achieving good design and ensuring accessibility where appropriate. The statement will need to be proportionate in detail to the type of application you are making and will vary in its length.

If the design and access statement is required in connection with a householder application it will not need to be lengthy and the information required will be relevant to the type of application being submitted.

If the statement is required in connection with an outline planning application it is important to remember that the statement will need to be adhered to for the drawing up and assessment of future details.

If the application is for listed building consent and planning permission a single, combined statement can be submitted. Please complete each section and include the additional information as advised in section 8. If the scale of the works requires greater detail in relation to the listed building, please see our guidance notes on heritage statements.

If the application is for **Listed Building Consent only**, depending on the scale of the works you can either complete and submit section 8 only or use the separate heritage statement pro forma. Historic England has a guidance note for more detailed heritage statements on their website: 'Historic England Advice Note 12: Statements of Heritage Significance.'

Proposal	<p>4 requests for Listed Building Consent</p> <ol style="list-style-type: none"> (1) Laying down a commercial kitchen flooring at rear of ground floor to cover only the new kitchen area – i.e. area from rear window to fireplace. (2) Plywood over fireplace to prevent from any damage (3) Plywood over cladding in kitchen area to prevent from damage (4) Remove stud wall affixed by previous tenants to reveal the original staircase.
Location	11 The Pantiles, Tunbridge Wells, TN2 5TD

The following sections should be completed as required and must explain the design principles and concepts that have been applied to the following aspects of your proposal – amount, layout, scale, landscaping and appearance of the development.

Applications for larger developments will need an explanation of how the proposal has been influenced by the local physical, economic and social context and may also include drawings, plans and photographs (in addition to those submitted as part of the planning application).

1. Amount

For new residential development, this means the number of proposed units.
For other development, this means the proposed floor space.
Explain and justify the amount of your proposal and how this amount relates to the site's surroundings.
For larger developments explain how this will be distributed across the site and what consideration is being given to ensure maximum accessibility for users to and between parts of the development.

N/A

2. Layout

Layout is the siting of your proposed development in relation to other buildings and open spaces on the site. For larger developments the layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and also to buildings and spaces surrounding the development.

Explain and justify the proposed layout. For larger developments explain and justify the proposed layout as described above and describe how these relationships will help to create safe, vibrant and successful places.

Demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in Safer Places – the Planning System and Crime Prevention (ODPM/Home Office, 2003).

N/A

3. Scale

Scale is the height, width and length of a building or buildings in relation to its surroundings. Detailed measurements will be required including volume, height, width, length and distance to boundary.

For outline applications with scale reserved, the measurements should include the upper and lower limits of the height, width and length of each proposed building.

Explain and justify the scale of buildings proposed, including why particular heights have been settled upon, and how these relate to the site's surroundings and the relevant skyline.

N/A

4. Landscaping

Landscaping is the way in which private and public spaces of the site are enhanced or protected through hard and soft landscaping.

Explain and justify the proposed landscaping scheme, explaining the purpose of landscaping private and public spaces and its relationship to the surrounding area. A schedule of planting and proposed hard landscaping materials to be used is recommended.

Please also explain how the implemented landscaping scheme will be maintained.

For smaller developments where there is to be no change to the existing landscaping please confirm this below.

N/A

5. Appearance

Appearance is the visual impression the proposed development makes, including the external built form, its architecture, materials, decoration, lighting, colour and texture.

Explain and justify the appearance of the place or buildings proposed including how this will relate to the appearance and character of the development's surroundings.

For larger developments explain how decisions taken about appearance have impacted upon the developments accessibility e.g. the use of materials to define important features such as entrances, routes or seating and the location and levels of lighting.

N/A

6. Use

Use means the use or mix of uses proposed for land and buildings.

Explain the use of the proposed development and how that use is appropriate for the site and the uses surrounding the site.

Explain how the context of the proposed development has been considered in relation to the physical characteristics as described by you in the sections above.

N/A

7. Access

The access section of the design and access statement refers only to access to the development and not to the inside of individual buildings.

For smaller developments this needs to describe how the proposed building will be accessed with consideration given to disabled users. If the access is via an existing route please confirm this below or describe any alterations that will be made to gain access to the new development.

For larger schemes explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. Address the need for flexibility of the development and how it may adapt to changing needs.

Explain how relevant policies in local development documents have been taken into account and give information on any consultation undertaken in relation to issues of access and how the outcome of this consultation has informed the development proposals.

Details of access for the emergency services should also be explained.

N/A

8. Additional information required in respect of applications for Listed Building Consent

Provide a statement which assesses the historic and architectural significance of the building, details which elements will be affected by the proposed works, and states how the significance of the building will be affected by the proposed works. If any harm to the building's significance may be caused, please provide a justification for the works, including what measures have been taken to ensure that any impact is minimised.

Please refer to guidance in the 'Conserving and enhancing the historic environment' section of the Government's National Planning Practice Guidance for more information:
<https://www.gov.uk/government/collections/planning-practice-guidance>.

The following Historic England guidance may also be of assistance:

- Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment
- Historic England Advice Note 2: Making Changes to Heritage Assets
- Historic England Advice Note 12: Statements of Heritage Significance

This is a beautiful listed building and we intend to show/enhance as much of the original fabric as possible. Unfortunately, due to the need for a new ground floor kitchen, we have to level and cover a small area of the original flooring for the kitchen as floorboards are porous and not fireproof and we would not be allowed by law to use this area as a working kitchen without a legal commercial flooring. The rest of the floorboards on the ground floor will be sanded and treated to restore it as, at present, it is not in a good state. We also have to cover some original cladding in the kitchen area to protect it but any coverings we are using can be easily removed with no damage whatsoever if the premises was changed at any time in the future and the kitchen was removed.

No harm will be caused to the building in any way.

- (1) Lay down a commercial kitchen flooring at rear of ground floor to cover only the new kitchen area – i.e. area from rear window to fireplace.

Laying down a flooring will obviously cover the original fabric in this area but the plywood, levelling and commercial flooring can be removed very easily and it is a legal requirement for a commercial kitchen.

- (2) Plywood over fireplace to prevent from any damage due to its location close to the kitchen pass. (We have since discovered that this fireplace is not original and was rebuilt only a few years ago.)

- (3) Plywood over cladding in kitchen area to prevent from damage due to its location close to the coffee/washing up area.
- (4) Removal of stud wall affixed by previous tenants to reveal the original staircase.

Not only will removing this fake wall create a larger brighter space in the seating area of the café, it will reveal a beautiful original part of the original building.