

Fletchers, 2 Sandhill Road, East Claydon, MK18 2LZ

Design and Access Statement

For applications for planning permission and/or listed building consent

This template can be used to write your design and access statement. It should be used to explain the design thinking behind your planning application and to demonstrate your commitment to design that is accessible and inclusive to all. You may find it useful to include pictures or photographs, or to refer to plans you have submitted in support of your application. You should aim to provide as much information as possible. However, you may find that there are some sections which are not relevant to your application. Where this is the case please state that the section is 'not applicable'.

1. What are the **features** on the existing site?

- Buildings – size, age, style, condition (further detailed information should be provided in the historic environment section if appropriate). gardens,
- landscaping and other open areas.
- boundaries – walls, railings, fences or other means of enclosure.
- immediately adjoining buildings and sites.

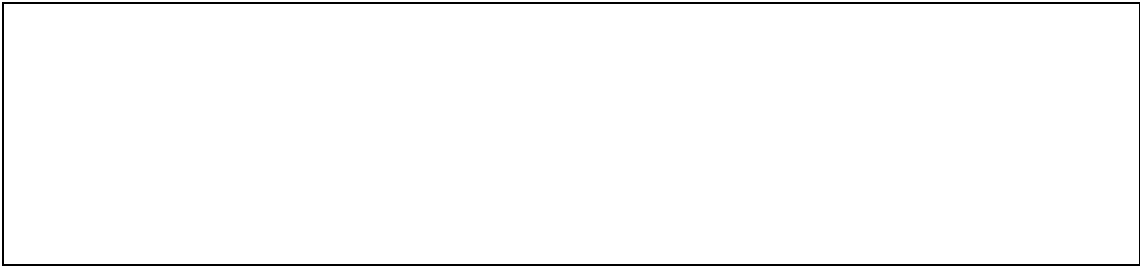
The request is for listed building consent in respect to the 20th century lean to extension to the rear of the building. This is a narrow addition which extends across the entire width of the building. The side elevations includes exposed timber framing and brick infill panels which links it coherently to the main building.

The rear elevation is interspersed with modern timber casement windows, a set of glazed doors and a timber door. The latter the principal entrance to the building as there are none on the front or side elevations.

The main house is thatch, beams with red brick infill and the rear extension is tiled.

The rear extension roof leaks because the existing tiles are incompatible with the pitch of the roof.

Therefore the request is to replace the tiles with an interlocking alluvium clay tiles or natural slate tiles if the former is not acceptable.



2. Please provide details of how **access** issues have been addressed

The 'access' component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide SPD, but also how the applicant intends to meet their duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995).

Where relevant, this should include:

- Approaches to and around the site, including transport links
- Car-parking, setting down points, location of dropped kerbs (if required)
- All entrances, including visibility
- General horizontal/vertical circulation and layout arrangements
- Appropriate use of surface materials
- **Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building**
- Way-finding and signage
- An assessment of means of escape

There are no changes to the existing access to and from the property. Access off the public highway is via a paved drive access onto a further gravel driveway.

3. Please provide details of the **layout** of proposed development

- Relationship of buildings, routes and spaces.
- Safety and security.

There is no change to any layout or changes in relation to existing buildings, routes, spaces or safety and security.

The rear extension roof leaks because the existing tiles are incompatible with the pitch of the roof.

Therefore the request is to replace the tiles with an interlocking alluvium clay tiles or natural slate tiles if the former is not acceptable.

4. Please provide details of the **scale/appearance** of the proposed development

- Height, width, length, materials, detailed design.
- Relationship to surrounding development.
- Relevant local and national policies and guidance.

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Therefore the request is to replace the tiles with an interlocking alluvium clay tiles or natural slate tiles if the former is not acceptable.

5. Please provide details of the **landscaping** in the proposed development

When choosing trees and plants the following factors should be considered:

- Suitability – is the ultimate size appropriate for the space the plant will have, it is important to avoid conflict with buildings. Large vigorous trees too close to structures will require expensive and regular pruning. Will the species choice be tough enough to survive the site conditions?
- Interest – Does the plant for example display any of the following features – attractive bark, flowers, interesting foliage and autumn colour? Sometimes trees which bear fruit are not suitable for heavily used areas.
- Sustainability – is there sufficient soil depth available and has irrigation and drainage been supplied where planters have been specified? Trees and plants grown in the ground will live longer and need less maintenance than those grown in planters. Where there is subterranean development a metre depth of soil must be provided over the structure.

Not Applicable. No changes.

6. Please provide details of how **Heritage Assets** issues have been addressed

- Describe the assets affected – listed buildings, conservation area, archaeology etc.
- Define their significance (in the case of buildings in conservation areas, their contribution to the character or appearance of the area).
- Assess the impact of the proposals on the heritage asset, including reference to national and local policies and guidance.
- If the impact is harmful to the significance of the historic asset, set out the public benefits which justify the proposal.

No impact. The tiles will be a like for like clay tile replacement.

If this is refused a natural slate tile could be used but this cannot be guaranteed to prevent leakage due to the low pitch of the roof.