

## Ref 5 - Design and Access Statement

### Introduction

The following document outlines the key design and access considerations taken in the planning application for a driveway / property access gates proposed for construction.

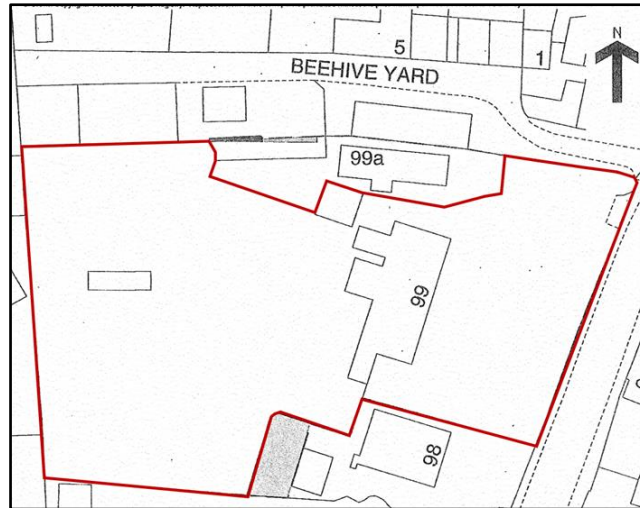
**Buildings:** The site consists of a grade 2 listed late Georgian / Regency house with some smaller buildings within the curtilage that were once all part of the property and fall with the grade 2 listing. Two of these are in the immediate vicinity of the proposed works.

- **Number 99 Denmark Street.** This is a late Georgian / Regency two story house constructed circa 1830 and was originally the primary building within the property. It is of red brick construction with lime mortar but in later years had been painted white across approximately 70% of the building.

- **Number 99a Denmark Street.** Believed to have formally been a stable for the keeping of horses with a Coachman's house to one side. No longer under the same ownership as 99, would have originally been constructed in the late Georgian / early Victorian period. This building has been extended upon and converted for use as a 3 bedroom 2 storey property for residential use. Access to this property is gained through Right of Access across the entrance and driveway to number 99 Denmark street. This property has its own boundaries within the walled curtilage of Number 99. The external style of this property gives an appearance of the 1970's due to the functional façade being extended around this period

- **The Garage Belonging to Number 99.** This building is believed to be for the storage of a carriage for the owners of Number 99 and would likely have been built in the mid 1800's. It too has been extended in recent years and converted into a Car garage. North and East facing walls of this property form part of the boundary between 99 and 99a. Although fronted with a modern steel garage door this building still retains some period character.

**Boundaries:** Currently all buildings reside within a walled curtilage on all sides which enclose an area of approximately  $\frac{3}{4}$  acre. All boundaries except for one section to the rear (east) which divides 99a from Beehive yard, are owned by number 99. The walls are typically about 2 meters in height and a mixture of red brick and flint. The exception to this being the boundary surrounding the rear garden of 99a which is modern wooden fencing with concrete posts.



**Conservation Area:** These properties sit with a conservation, area although the proposed gates will not be easily visible from the road as it is obscured by trees and bushes. The style of the brickwork and ironwork proposed will be in keeping with the surrounding buildings.

**Heritage Assets:** There is no proposed demolition or alteration of heritage assets although the South-East corner of 99 will connect to the Right hand (northerly) fixed cast iron panel.

**General Access:** Access to both properties is gained via a driveway onto Denmark street. This driveway is owned by Number 99 and legal right of access is provide to 99a. The boundaries of this right of access are clearly defined with the land registry and the works proposed within this planning application do not encroach upon this area not impact the ability for 99a to access their property.



**Design:** The gates will consist of 2 inward opening cast iron gates flanked by Red Brick Piers to match the surrounding brickwork. To the left side (South) of one side of the main gates will be a further wrought iron pedestrian gate supported by another brick pier leading onto a curved wall which sweeps round to meet a row of laurels that line the shared drive. To the right of the main gate (North) will be a fixed wrought Iron railing panel to match the Pedestrian gate on the left (South). This will bridge the gap between the outer wall of the main house and the right-hand Pier of the Main gates. The Gates will be 182cm tall at the highest point with brick piers of up to 200cm accommodate the gates with clearance.

