

**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>The design principle is to introduce a further 2no. bed apartment to that already approved The design concept has been taken from the development on school road facing Derwent Court. All features have been taken into account with the history and style of the building. The brick and render detailing will be maintained being newly rendered and the balcony's to be Revit Type finish to match the existing brick. The external cladding to the new floor has been designed to match the new development adjacent to the property. New windows and entrance front door will be completely renewed, thus creating a better quality of building with the original features.</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>The area is characterised by residential development of flats and houses along with the new Amberdown Development on School Road.</p>

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	<p>Planning application no: BH2020 02867 was approved in August 2021. We are looking to provide a third floor, which is still under the heights of the new developments as shown on the street scene.</p> <p>This application will enable the existing building to become completely renewed with the upkeep and restoration of its existing and original features.</p> <p>The external cladding will match the new development on School Road and will thus connect visually the surrounding properties.</p>
<p>IF A LISTED BUILDING</p>	<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>Not applicable.</p>
<p>ACCESS</p>	<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>The existing access will remain the same. Front walls will be replaced to match.</p>

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CONSULTATION	<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> <p>No consultation has been sought.</p> <p>There is already a planning approval for a second storey which to date has not been implemented. This application for a further storey, in addition to that already approved, will assist in visually connecting the building with the recently constructed new development in School Road</p>