

ACCESS STATEMENT

20 Sandyford Place Glasgow G3 7NG

Subdivision of office to form office and 2 no. flatted dwellings and associated external alterations.

SG1 2.52

Proposals for conversions and subdivisions should comply with the following general standards: d) there should be internal access from each dwelling to both the front and rear of the building, to enable occupants to reach refuse/recycling facilities and private/communal amenity space (an exception may be made in properties where a path is provided around the side of the building.)

This statement sets out how we propose to comply with the above planning policy for the two new private dwellings being created under this application.

Lower Ground Floor Flat

The lower ground currently has an access door in the front lightwell which is reached via a staircase down from the front garden. This will remain and become the main (front) door of the dwelling.

A section of the building at the rear is to be demolished to form amenity space. This amenity space will be directly accessed via a new door from the kitchen. There will be a gate which leads from the amenity space out to the access for the refuse store.

Ground and First Floor Flat

This dwelling will continue to use the existing main door of the property currently noted as No 20 which is accessed via steps up from the front garden.

In order to have direct access to the rear we will form a new doorway at ground floor level from the kitchen of the flat into the common close which will allow access to the rear via the existing close stairwell which has an exit to the rear of the building. The refuse store is reached via a gate into access shared by the lower ground floor flat.

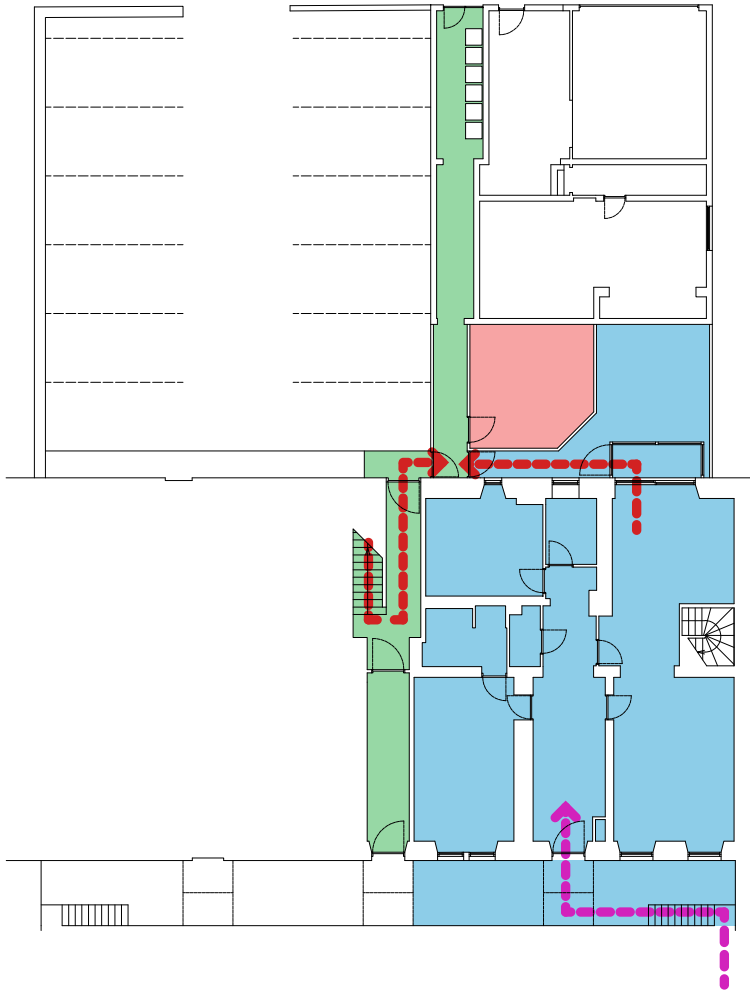
Please see below for a diagram showing ownership and access routes.

Alterations to Common Close

At present the whole tenement is self factored by a committee of the residents. We have met with them and they have expressed their support for the proposals and appreciate the beneficial impact of bringing the property into residential use and indeed there have been no formal objections to the proposals from any of the notified neighbours.

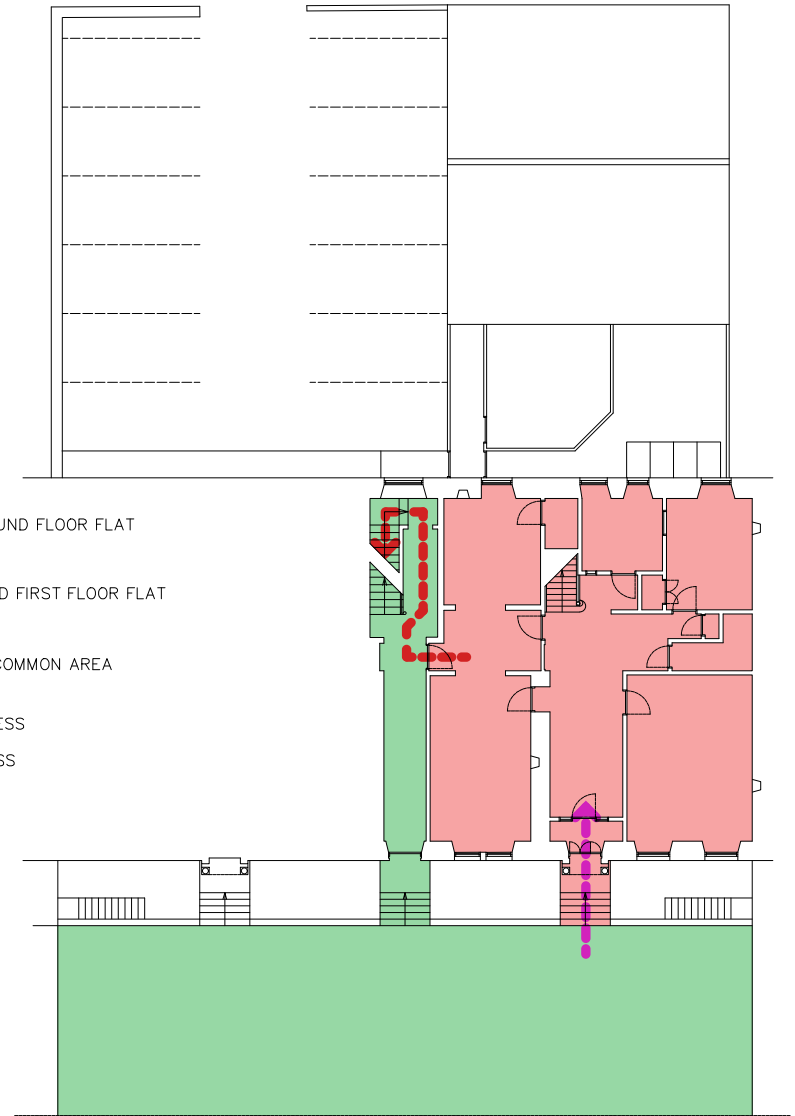
We are aware however that the consent of the other owners will be required for alterations to the common close and as such have obtained written consent for this from each property owner. This also includes a right of access across the common back court to allow the resident of the ground and first floor property to access the amenity space and refuse storage internally via the common close as the resident of No 22 does.

We will back this written consent up with the appropriate legal adjustments to the titles should planning consent be granted. In this regard we would propose that a condition be added to the consent to allowing that the legal work to be undertaken before occupation but after consent is granted. This will avoid unnecessary alteration to the deeds should planning consent ultimately be refused.



LOWER GROUND

- LOWER GROUND FLOOR FLAT
- GROUND AND FIRST FLOOR FLAT
- SHARED / COMMON AREA
- FRONT ACCESS
- REAR ACCESS



GROUND