

Ibbett Mosely

CHARTERED SURVEYORS

Limited Liability Partnership

DESIGN & ACCESS STATEMENT

Change of use from Class E to form one dwelling and alterations to fenestration

At:

43b London Road

Sevenoaks

TN13 1AR

1. Use

1.1 The existing use is Class E. The proposed use is C3 Residential.

2. Amount

2.1 The proposal involves conversion of Class E premises to create a 2 bedroom two storey dwelling with floor area of 95 sq.m.

3. Layout

3.1 The existing building is orientated lengthways to face a shared access driveway. We have relocated the entrance doors in order to allow improved access to the proposed dwelling.

3.2 The dwelling is set out so that all fenestration is on the front south elevation. Neighbouring properties opposite comprise commercial units are set back sufficiently so that overlooking is not considered to be a concern.

4. Scale

The massing of the building will be unchanged. The only external works proposed relate to fenestration.

5. Landscaping

N/A

6. Appearance

6.1 The proposed new windows and doors will be timber and are of a style to complement the existing building and neighbouring historic properties. Any blocking up of openings will be undertaken in reclaimed brickwork to match the existing.

6.2 The design for the proposed dwelling demonstrates an understanding of local characteristics and reflects the various architectural styles in the area.

7. Access

7.1 Our proposal does not involve creation of off street parking. Being located in the centre of Sevenoaks, excellent public transport links mean that it will possible to rely on these alone.

7.2 The new building will be constructed to have a level approach for pedestrians and a level threshold to the entrance door.

Dan Pickford BSc, MRICS, Chartered Building Surveyor and Designer

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