

design + access statement | Brink Architects

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01 | introduction + site description

Introduction

This document has been prepared by Brink Architects in support of an application to convert existing undercroft to 1No 1Bed Ground floor residential unit

Proposed 1Bed - GF Flat



Proposed

Existing Undercroft

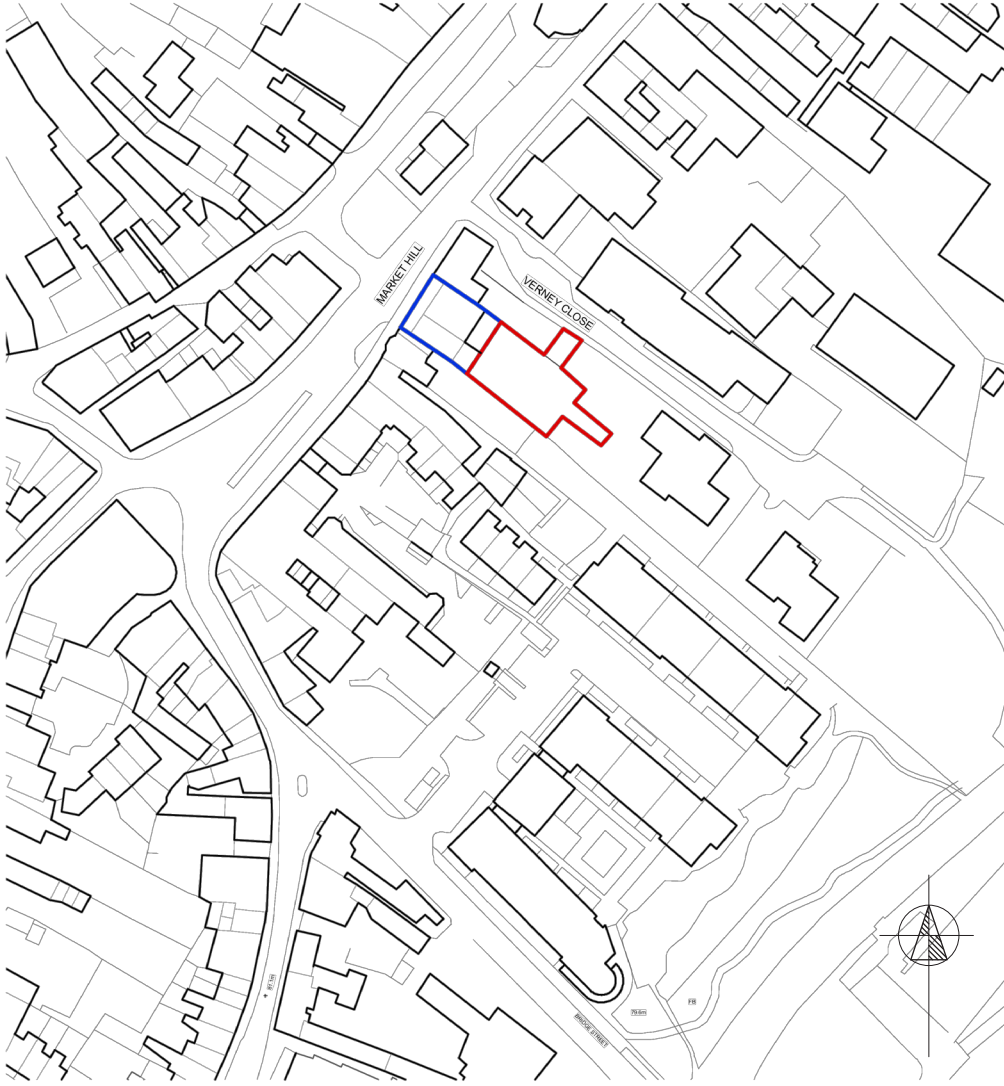


Existing

02 | location

Location

The site is located along Verney Close, Buckinghamshire.



Site Location Plan (NTS)

Boundary KEY (Above)

- (Redline site application boundary)
- (Other land within the same ownership)

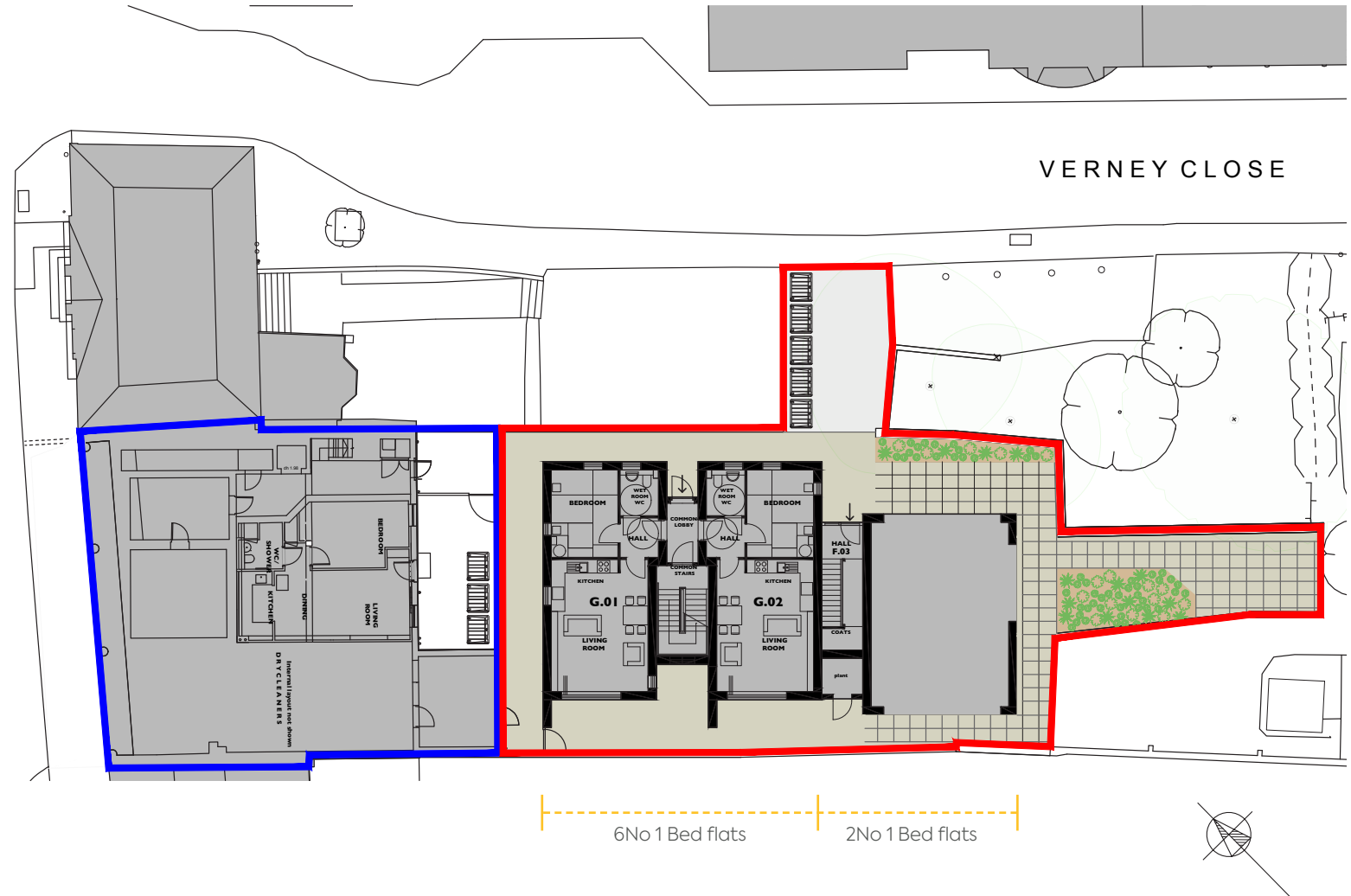
02 | site and planning context

Site as Existing - site plan

The site consists of a recently built 3 storey block of flats.

There are 8No 1Bed flats which are accessed via 2No separate communal lobbies.

Refuse storage and collection is located to the front of the building.

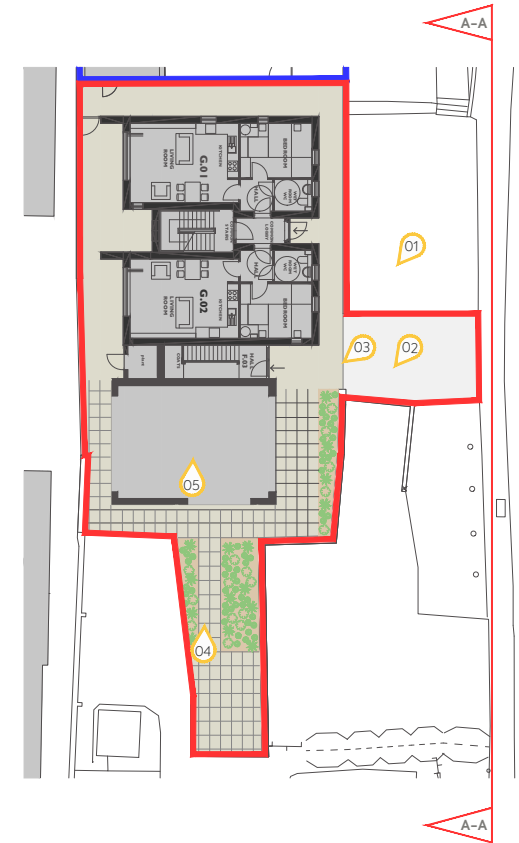


03 | site and planning context

Site as Existing - images

The images on this page show the existing arrangement.

The existing refuse arrangement is unsightly, as such the proposals seek to deal with this by creating a new bin storage area as can be seen on the following pages.

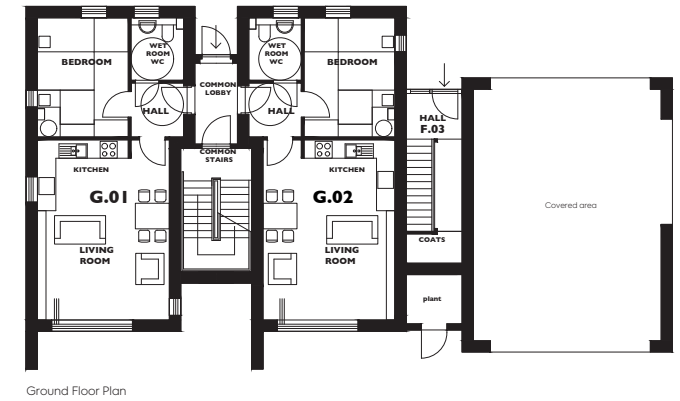


location of views of site (NTS)

03 | site and planning context

Site as Existing - elevations & plans

The images to the right indicate the existing plans and elevations.



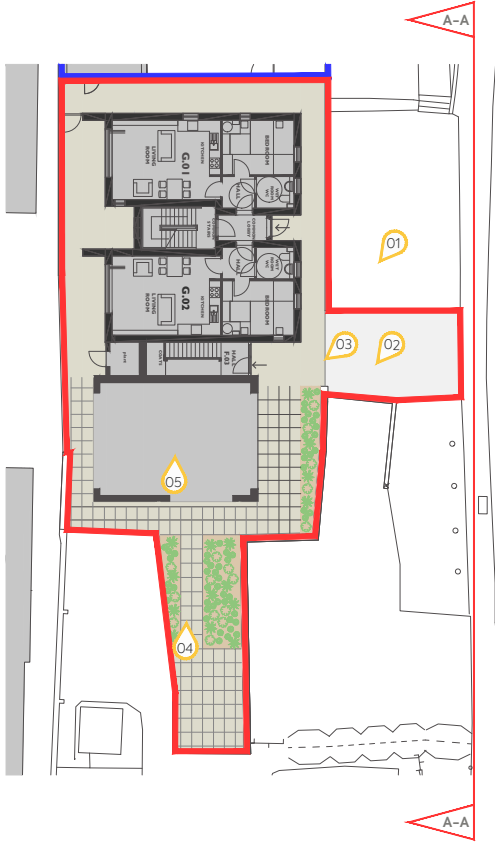
03 | site and planning context

Site as Existing - street elevation

The images to the right indicate the existing street elevation.



Section A-A North East Street Elevation (front)



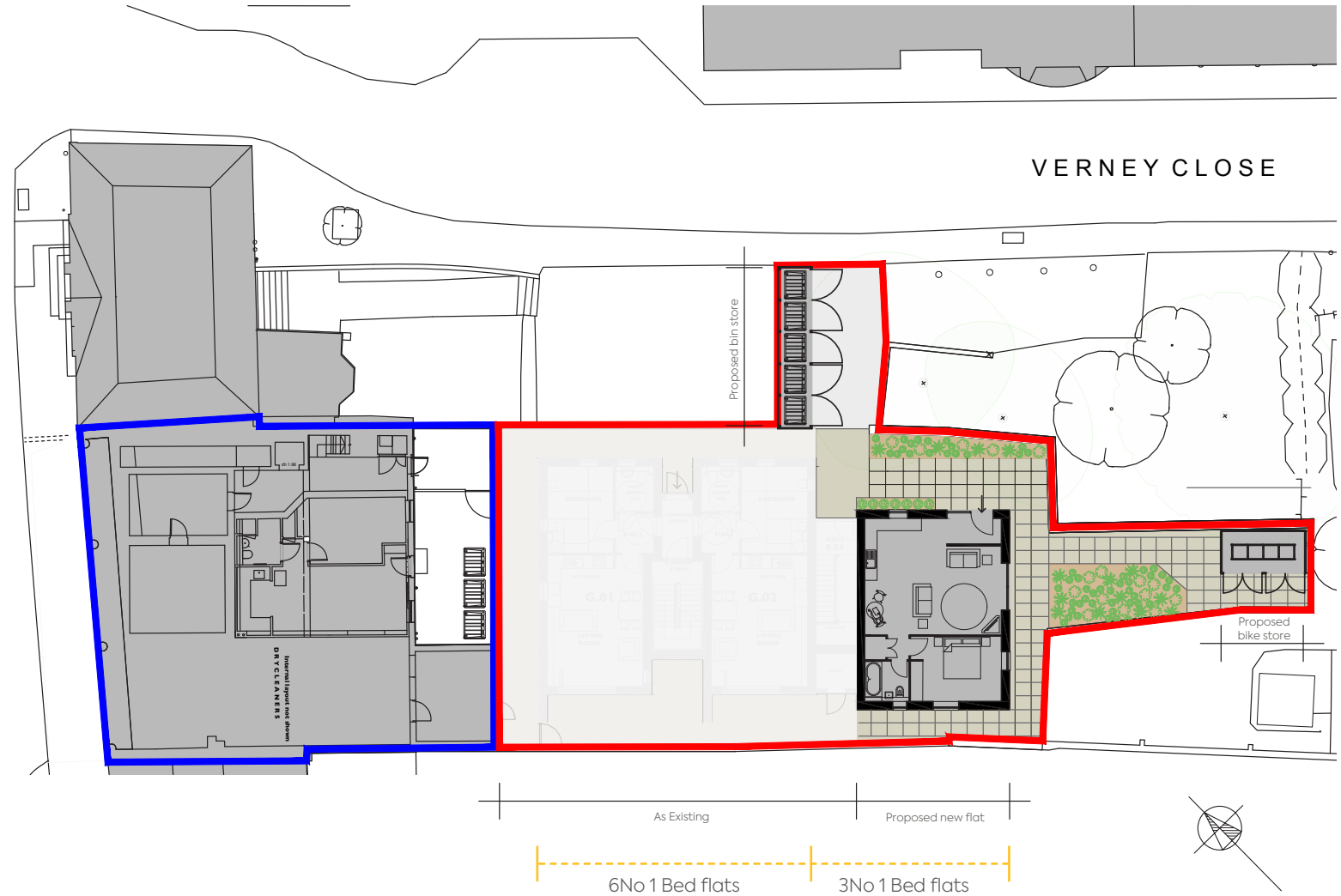
location of site section (NTS)

Site as Proposed

The proposed site plan has little to no impact on the existing arrangement.

The proposed bike store will provide the required 9No spaces for 9No 1Bed flats.

The refuse area will support the storage and collection of waste in accord with Buckingham's latest waste management guidance.



Site as Proposed

The images to the right indicate the proposed plans and elevations.

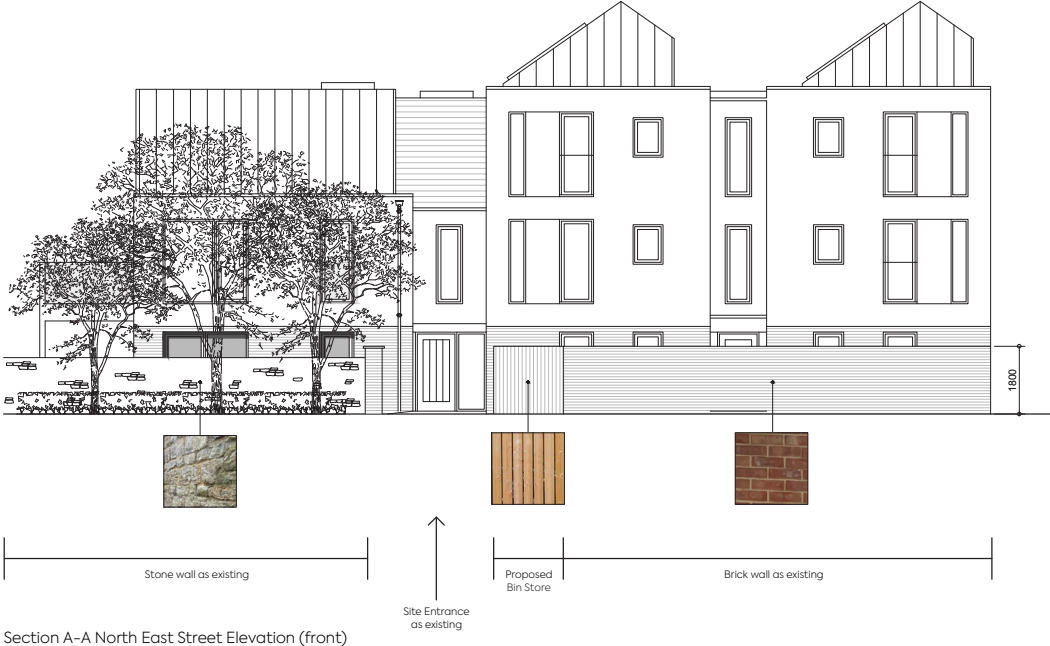
The elevational treatment and use of materials seeks to blend in with the existing arrangement.

The proposed new flat will be independently accessed as to not impact the existing flats.

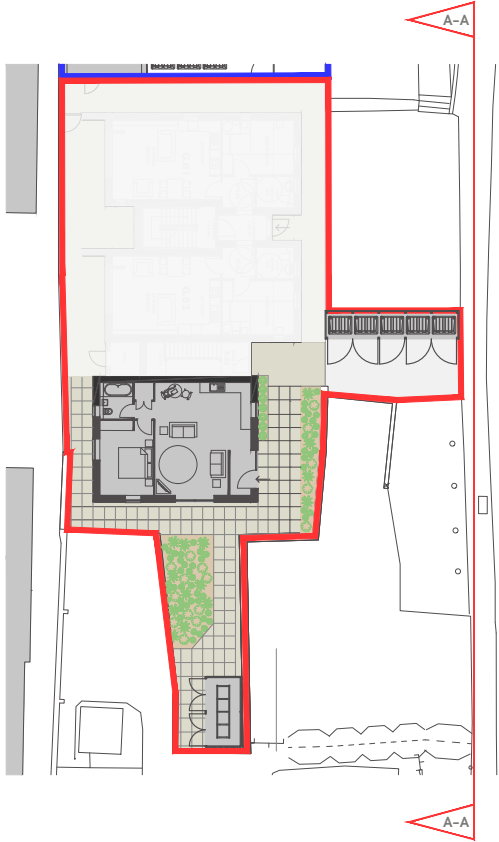


Site as Proposed

The images to the right indicate the proposed street elevation.



Section A-A North East Street Elevation (front)



location of site section (NTS)

05 | conclusions

Conclusions

This document has detailed how the proposals have been carefully considered, particularly in relation to their impact upon the existing arrangement.

The proposals are further supported by the need for 1Bed flats within the area.

We trust the proposals will be considered favourably.