

**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 seeks to change only non-original features that are not visible to the public. As this is a basement flat and was formerly and kitchen and scullery there are no architectural features. Many of the non-original doors are of poor quality and not in keeping with they style of the property and the proposal seeks to replace these with wooden doors that are more in keeping with the building.</p> <p>Skirting will match the existing non-original skirting.</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>Review of historical layout of building from documents stored at The Keep.</p> <p>Review of council's relevant planning documents.</p> <p>Review of historical significance of building.</p>

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IF A LISTED BUILDING	<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>No original features will be affected or interfered with. As this flat was a basement containing service rooms, there are none of the architectural features present that can be found in the rest of the property.</p> <p>No-original metal sliding doors would be replaced with wooden french doors. A multi-pane entrance door would be replaced with one of similar style but better quality. The flush interior doors would be replaced with wooden six pane doors.</p>
ACCESS	<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 current layout of the smaller studio flat is in the kitchen. This means that the exit from the lounge/bedroom is via the room with highest risk of fire. The proposal seeks to relocate the entrance to the lounge area, adjacent to the bedroom door.</p> <p>There are two flights of stairs down to the door to the courtyard, by which the flat is accessed. There is also a fire exit route that leads to the courtyard to the front of LGF Flat four and steps from there to the main carpark. No step free access is possible,</p>
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 external consultation has taken place.</p>