

DESIGN AND ACCESS STATEMENT

NAME AND ADDRESS OF APPLICANT:


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APPLICATION SITE:

Flat 163-191 Stuart Road, Plymouth PL1 5LQ

Prepared By: James M Barron MRICS	Date: 14 February 2024	Rev:
Checked By: 	Job Ref: 4368	



- Chartered Building Surveyors
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INTRODUCTION:

This Design and Access Statement has been prepared to meet the requirements of Section 327A of the 1990 Town and Country Planning Act and the Town and Country Planning (development Procedure) (England) Order 2010 (2010 No. 2184).

<http://www.legislation.gov.uk/ukxi/2010/2184/introduction/made>

The proposal is for the creation of roof terraces on existing flat roofs.

USE/AMOUNT OF DEVELOPMENT:

Flats 163-191 Stuart Road are blocks of purpose-built flats for residential use.

There will be four areas of terrace; three over the flats and one over a garage block. The terraces may be subdivided into further areas which would be rented or sold to residents at the properties. The terraces would only be for the use of residents at these flats and for no other purpose.

LAYOUT:

The layout of the terraces reflects the arrangements of the existing flat roofs over the blocks of flats, which are all interconnected by external walkways and staircases. The fourth terrace area is to be created above the smaller garage block and accessed from the inner courtyard areas.

SCALE:

There is no change to the scale of the development as the roof terraces all sit over the existing property.

LANDSCAPING/TREATMENT OF OUTDOOR SPACE:

The terraces would be constructed using independent materials off the flat roof waterproofing layers. Soundproofing and drainage would be incorporated as required. The terraces would have seating and planters using lightweight soils and materials to give an attractive outdoor amenity space. The terraces would have a Building Regulations compliant balustrade around the perimeter and also some barrier screening where terraces are sub-divided.

The overlooking relationship is described on the project drawings.

The only significant overlooking potential is from the terrace built over the garage block which would have a privacy screen on its eastern edge to prevent any overlooking potential into the garden yard of the flat to its east.

**APPEARANCE:**

The terraces would not be visible from public space around the property. Only the upstand balustrade would be visible. Please note that there is already a balustrade railing around the western flat roof area which is already accessible from steps off the communal walkway for maintenance purposes, not for outdoor amenity space.

ACCESS:

It is proposed to construct access steps or spiral staircases built alongside the existing external walkways and stair areas. The access steps would be only visible from within the inner courtyard of these flats, not from public space. The three roof terraces over the flats would be accessed from two flights of spiral stair or similar, with the terrace over the garage block being accessed by a traditional flight of steps in the courtyard which is used for clothes drying and storage sheds.

CONSULTATION:

There has been no consultation with residents of the properties to date. The applicant is the freehold owner of the whole development with each of the flats being owned under leasehold.