

Design and Access Statement

1. What are the features on the existing site?

- Buildings – size, age, style, condition (further detailed information should be provided in the historic environment section if appropriate).
- gardens, landscaping and other open areas.
- boundaries – walls, railings, fences or other means of enclosure.
- immediately adjoining buildings and sites.

1830s converted stable block. 2 storey building. Lime render external walls. Photos provided. South facing wall surrounded by a gravel path. The West facing wall is adjoined by a grass lawn.

2. Please provide details of how access issues have been addressed

The 'access' component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide SPD, but also how the applicant intends to meet their duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995).

Where relevant, this should include:

- Approaches to and around the site, including transport links
- Car-parking, setting down points, location of dropped kerbs (if required)
- All entrances, including visibility General horizontal/vertical circulation and layout arrangements
- Appropriate use of surface materials
- Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building
- Way-finding and signage
- An assessment of means of escape

A nearby car park provides full access for the works.

3. Please provide details of the layout of proposed development

- Relationship of buildings, routes and spaces.
- Safety and security.

Existing layout of building will be maintained as only external walls will be rerendered.

4. Please provide details of the scale/appearance of the proposed development

- Height, width, length, materials, detailed design.
- Relationship to surrounding development.
- Relevant local and national policies and guidance.

The South facing wall is 16 meters in width and a height of 6 meters, rising to 8 meters at the west side. The West facing wall is 8 meters in width and 8 meters in height. The render does not extend to the adjoining wall of the neighbour on the West facing side. On the South facing wall, the rendering continues over the arch and onto the neighbouring property but no plans are currently in place to rerender here. The current appearance will be maintained.

5. Please provide details of the landscaping in the proposed development

When choosing trees and plants the following factors should be considered:

- Suitability – is the ultimate size appropriate for the space the plant will have, it is important to avoid conflict with buildings. Large vigorous trees too close to structures will require expensive and regular pruning. Will the species choice be tough enough to survive the site conditions?
- Interest – Does the plant for example display any of the following features – attractive bark, flowers, interesting foliage and autumn colour? Sometimes trees which bear fruit are not suitable for heavily used areas.
- Sustainability – is there sufficient soil depth available and has irrigation and drainage been supplied where planters have been specified? Trees and plants grown in the ground will live longer and need less maintenance than those grown in planters. Where there is subterranean development a metre depth of soil must be provided over the structure.

Not applicable

6. Please provide details of how Heritage Assets issues have been addressed

- Describe the assets affected – listed buildings, conservation area, archaeology etc.
- Define their significance (in the case of buildings in conservation areas, their contribution to the character or appearance of the area).
- Assess the impact of the proposals on the heritage asset, including reference to national and local policies and guidance.

- If the impact is harmful to the significance of the historic asset, set out the public benefits which justify the proposal.

A listed building. The external render is deteriorating and without remedial action, the render will start to come off the wall. This is in fact already occurring. To protect the building, re-rendering is urgently required to maintain the building. This will simply maintain the appearance of the building.