

Design and Access Statement template

For applications for planning permission and/or listed building consent

This template can be used to write your design and access statement. It should be used to explain the design thinking behind your planning application and to demonstrate your commitment to design that is accessible and inclusive to all. You may find it useful to include pictures or photographs, or to refer to plans you have submitted in support of your application.

You should aim to provide as much information as possible. However, you may find that there are some sections which are not relevant to your application. Where this is the case please state that the section is 'not applicable'.

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.

Stardens East Wing is part of a Grade II listed building situated near Newent (outside the boundary of the Conservation area). Historically the building was used as a Country Club and Hotel before being extensively fire damaged and then converted into a domestic dwelling which comprises of 6 individual leasehold apartments. The building is managed by the residents who are shareholders in the decision-making and responsible for bearing the costs of the building maintenance.

The East Wing is accessed off Tewkesbury Road by a shared road leading to other properties in the Stardens Estate, situated in a small private garden area with gravel turning circle and private allocated parking along with a block built garage row of 6 units, one per apartment.



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

The proposed works will be accessed by the shared road leading off Tewkesbury Road to the Stardens Estate that is owned and maintained by the residents of the building and surrounding properties.

Any vehicles needed as part of the works can be accommodated in the large parking area at the front of the East Wing and alongside the private garaging block. There is no expected impact upon any other residents of the Estate and access to the other properties will be fully maintained.

All residents of the East Wing have been consulted about the works and are in agreement to proceed so any visiting tradespeople and associated equipment will be expected.

All works are external in nature and purely comprise necessary repairs to the existing structure to maintain the condition of the building and prevent water ingress.

No works will be carried out inside the building, welfare facilities can be provided if required and fire escape routes exist at all levels and locations inside and outside the building with records kept of their maintenance.

Stardens (East Wing) Management Company Ltd [STARDENS \(EAST WING\) MANAGEMENT COMPANY LIMITED overview - Find and update company information - GOV.UK \(company-information.service.gov.uk\)](#) also holds the required building insurance and Directors Liability insurance.

3. Please provide details of the **layout** of proposed development

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

Once again it must be noted that no development, extension or alterations are being proposed to the existing building. Repairs are being made to the frost damaged and eroded stone, failed cement render and mortar.

The repairs are located at high level and access will be required via external self-supporting scaffolding. The area for the scaffold lies solely within the grounds of the building and full consent has been gained from the residents living in all 6 of the apartments.

One contractor has been engaged to provide all equipment and is insured and regulated appropriately as well as having many years experience working with historical buildings and awarded NHBC Top 100.

[LIME MASONRY LTD overview - Find and update company information - GOV.UK \(company-information.service.gov.uk\)](https://www.gov.uk/company-information.service.gov.uk)

[Lime Masonry Ltd - Stone, Lime & Renovation Specialists](#)

Please refer to the additional surveyors report loaded to the supporting documents with full details.

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.

Please refer to the additional method statements, builders quotation and supporting documents loaded to the application.

In summary, the damaged stone, render and mortar shown on the following two images will be traditionally repaired by hand to improved conditions to match the existing colour and appearance of the un-damaged stones and lime render and mortar shown on the images three and four showing the areas of the building in better state of repair.







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

Not applicable, all works are above ground level.

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

The Directors of Stardens (East Wing) Management Company along with all shareholders of the leasehold apartments within the building have undertaken an extensive consultation process since 2019 including the below.

- Regular management company meetings to inform and update the residents of the building maintenance plans.
- Aerial drone survey of the building (to avoid any damage from direct manual access) with extensive photographs and surveyors report to make recommendations for the order and urgency of the works.
- Research into the traditional techniques needed to be used and interviewing and selecting a builder based upon their ability to carry out the desired works in line with these.
- Quote estimates from qualified and insured tradespeople.
- Budget meetings with the residents to review the associated costs with many months notice (September 2023) to allow for the significant financial contributions to be reviewed and accommodated.
- Each leaseholder has two shares in the Management Company and any decisions are reached by a vote to achieve a Quorum based upon a minimum of 8 shares in agreement, this was achieved in September 2023 with 10 shares in agreement and 2 abstaining due to their apartment being for sale at the time.
- The Management Company have also ensured any documents relating to the sale of any apartment contained full minutes of the proposed repairs and have provided copies of the builder's quotation to prospective buyers.

Impact

In summary, there may be a short period of temporary impact whereby more vehicles are parked at the property, tradespeople working upon scaffolding erected in the grounds with the associated noise of working stones by hand.

However, these repairs are essential to maintain the integrity and water tightness of the building and all residents are in full agreement to proceed.

Advance notice will be given of the works commencing and any works will only take place during usual working/daylight hours and care will be taken to minimise any impacts upon the privacy of the residents at all times.