

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.

Existing building is of early 20th century construction of single skin painted cinder block - Single storey with slate pitched roof
Garden laid to lawn and flower beds at the front - various plants to west end
Boundaries consist of existing hedges to 4 sides
No immediate adjoining buildings

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

Access to the site and building is flat and the floor area internally is on one continuous level.

Car Parking is not applicable

Entrance is via existing entrance

Horizontal circulation is evident on plan layout

Surface materials will be in keeping with the age and style of the existing building-External surface cladding to be cedar

Facilities within the building consist of WC and mains water. Mains electricity is also in place.

There are 6 means of escape - Bathroom window, Bedroom windows and main door and windows in living area/kitchen

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

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

Not applicable as application relates to exterior cladding only

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.

For dimensions please see attached plan
External cladding to be british sawn cedar cladding which will be left untreated to naturally weather down to a grey / silver colour

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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.

As this site is within AONB and Conservation area, thought has been given to the impact of the development. As the condition of the existing single skin construction is poor, it is felt that the improvements planned will greatly improve and enhance the character of the building and its surroundings.