

DESIGN AND ACCESS STATEMENT

3 Heydor Flats, Garrison Lane, St Mary's, TR21 0JD

Proposed window, solar panels and internal alterations



Section 1: Design

The property is a first floor, three bedroomed flat located in the town centre over a ground floor shop.

It is proposed to install an additional window in the front (north) elevation. This will match the others in the property and will provide direct natural light and ventilation to this room, which is absent at present.

It is also proposed to install solar panels on the south facing roof slope. The area of the roof is relatively small and therefore only around three panels are likely to fit in this location.

The internal layout of the property will be amended to increase its usability and fire safety.

Section 2: Access

The access to, into and around the property will be unchanged by the proposed works. At present the access to the rear is via a shared set of external steps which will not be amended.

Section 3: Site Waste Management Plan

Due to the internal refurbishment nature of the works, the amount of waste produced will be limited and mainly restricted to plaster, timber, floor finishes and some masonry. Wherever possible, materials such as timber studs will be retained or reused. Due to the slim sizing of the existing materials compared with current standards however, there will inevitably be the need for some removal from site.

There is no external storage space for a skip with the property. The waste materials will therefore be cut, bagged (where possible) and stored in a dedicated internal space within the property. Waste will be sorted into timber, plaster, concrete, metal, plastic and glass. The waste materials will then be, at least once weekly, manually moved down the external steps and into the back of a pickup truck in the access lane, after which they will be locally recycled or disposed of by the waste management contractors on the island.