

Design and Access Statements for Minor Works
Information Sheet

A Design and Access Statement should explain why your proposal is designed in a particular way and the things you considered before making your application for planning permission. Please note that we are not permitted to deal with your application until a completed statement is provided.

What should be included?

• **An assessment of the site and its surroundings**

You should include an assessment of the site's immediate and wider context, evaluating physical characteristics by identifying opportunities and constraints and balancing any identified conflicting issues. Understanding the context will help produce and justify the design. You should also include any established planning policies.

• **Design, appearance and sustainability (questionnaire below)**

The site analysis should support your proposal where access, use, amount, layout, scale, landscaping and appearance should be considered. To complete your statement, you can answer the following questions or you can provide a separate document (as long as it addresses at least the points set out in the questions below).

What is the purpose of your proposal?

To form a barrier between back of foot path & court yard to prevent road users from using the space as a turning circle & to provide security and privacy to the site.

How will the proposed works relate to the existing building?

- the new proposal forms a pattern of two opening gates for vehicular access, one fixed panel and one pedestrian access wide enough for wheelie bins and wheel chair use. The design of the railings is in sympathy with the design of the two side railings in every detail. The gates are to operate by remote electronic device

Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?

This proposal does not affect the neighbouring properties

What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?

All materials & design features have been specified to match existing where appropriate. The spaces have been designed to correspond with the required

Explain the scale, height, width and length of the proposal and its relationship to the existing building.

The proposal is located along the line of the existing opening struck by the existing brick pillars & marked with granite sets. The height is set at the same ht as the right hand side railings at 1.85m.

There is sufficient run – off from the road in order to prevent cars obstructing traffic whilst the gates open.

How have you followed the advice provided by CABE* on the issue of inclusive access ? If not explain the reasons for your departure from this guidance.

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The door width of the pedestrian access is 1.4m wide and more than adequate form CBE Access issues.

What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered?

Please see points 1 – 8 above.

What is the relationship between the proposed works and public routes and do they have any impact?

N/A

Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?

N/A

Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance?

Materials have been chosen to match existing and to keep the general appearance in line with the other steel railings along the row and is only applicable to the front entrance.

Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?

The proposals have a slight impact on the street scene but the design has been engineered to fit in with the existing.

How sustainable is your proposal ? How has your proposal addressed the need for energy efficiency ? How does it reduce carbon emissions ? What consideration has been given to low-energy and renewable energy technologies ?

All new materials are in steel and have an indefinite life. The steel railings are shot blasted and primed with anti –rust treatment before being given their final coats of black gloss finish

What provision has been made for the storage of waste and recyclable material ?

Not applicable

- * CABE access guidance – Design and Access Statements: How to write, read and use them. Available from www.cabe.org.uk