

Design + Access Statement

1. What are the features of the existing site?

- What are the important features of the property? For example how old is it, has it been altered previously?
- Are there any planning policies that might affect your proposal?
- If the site is within a **Conservation Area**, describe how your proposal fits in with the character and appearance of the area.
- If you are proposing alterations to a **listed building**, you will need to consider:
 - The historic and special importance of the building
 - The particular physical features of the building that justify its designation as a listed building
 - The building's setting

The House was built c. 1880
It is in a conservation area
and subject to Article 4 directions

2. How will people in the locality be affected by your proposal?

- How might your neighbours be affected by your proposal?
- Who will use the development and do they have any specific needs which will need to be considered in the design of the development?

Neighbours not affected.
Residents of flats A, B, C
of 26 Wedderburn Road
require shelter from rain
at entrance.

3. Please provide details of the layout of proposed development

- You should explain how the chosen layout fits into its surroundings, for example is the proposal located to the front or rear of the property?
- If your proposal will not change the existing layout, for example if new windows are being proposed, you should state this.

Canopy at front entrance to
Flats A, B + C.
Layout not affected

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

- You should explain the size of your proposal, for example, how high, wide and long is the proposal?
- If your proposal will not change the scale of development, for example if new windows are being proposed, you should state this.

Glass canopy is
1800 mm wide
900 mm deep
16 mm thick clear toughened glass
supported by 3 strut/tierrod
assemblies in 304 and 316 steel

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

- Are you proposing to make changes to the landscaping of the site as part of your proposal?
- If your proposal will not change the existing landscaping, please state this.

Not affected

6. Please provide details of the appearance of the proposed development

- You should explain and justify the appearance of the proposal and how it relates to the existing buildings and/or surroundings
- You should explain and justify the choice of materials
- This should be answered for every development proposal

Will be barely noticeable.
Glass chosen for this reason.
Will be covered by climbing
roses in due course.

7. Please provide details of how any access issues have been addressed

- You should explain and justify how people will access the site and if any changes have been made to ensure the site is accessible to all groups
- If no changes are being made to access arrangements, please state this

No changes being made to
Access arrangements.