

# **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 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'.

Design and access statements should accompany all planning and listed building applications except for:

- development of an existing dwelling house (including flats), or development within the curtilage of a dwelling house for any purpose incidental to the enjoyment of a dwelling house outside of a conservation area.
- change of use of land or buildings.
- engineering or mining operations.

## 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 maisonette is located in a large period building and the extension will be negligible in size if compared to the entire building and the neighbouring properties. The proposal the extension will be built with the same make, type and colour of materials as the rest of the building, ie red bricks. The proposed window (1) and doors (2) will also follow the same make, type and colour of all other windows, ie white timber frames. A black metal balustrade will be installed on the flat roof above the extension. The black metal balustrade is consistent with the colour of the pipes and the neighbouring balustrade (the adjoining property's extension). The aim of the proposed development is to improve the current design but retaining the characteristics of the surrounding buildings.

## **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?

The proposed development comprises the erection of a rear garden single storey extension with a flat roof. This would include a door to facilitate access to the flat roof of the rear extension and a balustrade around the flat roof to enable use as a terrace. A trellis will be fitted on the right hand side of the flat roof to ensure privacy to the adjoining property. We don't expect the extension to materially affect any of our neighbours. The extension will be used only by the occupant of flat 1, 47 Netherhall Gardens and the access to it will be consistent with the rest of the flat.

### **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.

As explained above, the proposed development comprises the erection of a rear garden single storey extension with a flat roof. This would include a door to facilitate access to the flat roof of the rear extension and a balustrade around the flat roof to enable use as a terrace. A trellis will be fitted on the right hand side of the flat roof to ensure privacy to the adjoining property. The proposed development will increase the property's gross internal area and reduce the net area of the site from 104sqm to approximately 94sqm.

Furthermore, the extension will be built with the same make, type and colour of materials as the rest of the building, ie red bricks. The proposed window (1) and doors (2) will also follow the same make, type and colour of all other windows, ie white timber frames. A black metal balustrade will be installed on the flat roof above the extension. The black metal balustrade is consistent with the colour of the pipes and the neighbouring balustrade (the adjoining property). The aim of the proposed development is to improve the current design but retaining the characteristics of the surrounding buildings.

Finally, we would like to ensure you that the work will be carried out by qualified builders and to the highest quality.

**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.

The proposed development is of relatively small size - 4.10 meters wide, 2.75 meters long and approximately 3.5 meters high (floor of the balcony). Please see more details on the plans submitted with this application.

**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.

The landscaping of the site will remain the same.

## **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

As explained in 3 above, the extension will be built with the same make, type and colour of materials as the rest of the building, ie red bricks. The proposed window (1) and doors (2) will also follow the same make, type and colour of all other windows, ie white timber frames. A black metal balustrade will be installed on the flat roof above the extension. The black metal balustrade is consistent with the colour of the pipes and the neighbouring balustrade (the adjoining property). The aim of the proposed development is to improve the current design but retaining the characteristics of the surrounding buildings.

**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

The access to the extension will be through flat 1, 47 Netherhall Gardens. The extension will not impact the access to any part of the site, ie the access to the site remains the same.



## **8. Please provide details of any additional information that you think may be useful**

Just over 3 years ago, we applied for planning permission to slightly increase the gross internal area of the property. On 21 December 2007 the permission was granted (application ref 2007/5037/P) however given the economic environment we never initiated the construction and the permission lapsed. At that time the neighbours were consulted and we believe that there was no significant objection to the proposal other than the privacy of the neighbouring property which will be addressed by fitting a trellis.