

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.

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.

Building will remain exactly the same except that loft will be raised (pitched roof made flat so building not any higher) at the rear of property. Many other houses have done this (especially in Scadu Rd., the road next door). It ~~to~~ looks nice.

We will also bring building back to the original by knocking down the small extension added around 10 years ago. It is ugly anyway.

Doors will be put into kitchen to give access to garden, and windows at end of kitchen put in to allow full light into kitchen.

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? *within existing building envelope*
- If your proposal will not change the scale of development, for example if new windows are being proposed, you should state this.

The proposed changes are within the existing building envelope. The loft is a basic one.

Putting new windows in where removing the strange extension that was added much later to the building, in the kitchen. And moving the location of the doors in the kitchen.

One window will be blocked off down the side alley ^{and} back to how it originally was (it was put in for a downstairs ~~to~~ toilet).

Basically we are bringing the building back to how it was originally built & making the kitchen brighter, with more windows.

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

For kitchen, we will be using pretty box windows and French doors opening to garden (made of ~~hard~~ hardwood).

For the loft, we will use velux windows in the pitched roof at front as others in the street have done, and wooden/aluminium windows (juliet doors at the back so that the appearance is very pretty and fitting to the building, one that a family would like.

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

The building is basically being made more like the original, with the roof being made as an extra room.

Developed as a lovely family house, fitting with the area which has lots of schools & other families living there. It will be good for the community.