

The DCLG circular 01/2006 and the Planning and Compulsory Purchase Act 2004 compulsorily require applicants to provide a Design & Access Statement as part of any planning application from the 10th August 2006.

The format and content of this Design and Access Statement follow guidance contained in DCLG circular 01/2006 and the related Commission for Architecture and the Built Environment (CABE) best practice guidance, also published in 2006.

The Statement deals with the following topics:

- 1.0 Background
- 2.0 Use and amount
- 3.0 Layout
- 4.0 Scale
- 5.0 Landscape
- 6.0 Appearance
- 7.0 Access

1 Background

1.1 1-12 Ruscombe is a 3 floor residential building, built in 1959, containing 12 residential units. The building is 'L' shaped in plan and is located at the junction of Arlington Road and Delancy Street. The proposed works for 1-12 Ruscombe are to replace the existing windows with double glazed timber units. The existing windows are single glazed Crittal (metal) windows.

2 Use and amount

2.1 The building comprises of 12 one, two and three bedroom dwellings arranged as flats over three floors. Ground floor flats are accessed directly from street level and flats on the first and second floors are accessed through the main entrance on Delancy street, via the external walkways.

3 Layout

- 3.1 The proposed works to the windows of 1-12 Ruscombe compares with the existing building as follows:
- The building envelope (height, width and dimensions on plan) will not change
 - The internal layouts will not change
 - The internal circulation will not change
 - Plant room space, refuse storage areas, car parking and access doors will not change

4 Scale

4.1 The massing, height and proportions of the will not change

4.2 The replacement of the existing windows shown on the enclosed drawings do not affect the scale of the building, and are generally minor adjustments in fenestration, or a reversal or reflection of the fenestration.

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5 Landscape

5.1 There will be no changes to the surrounding landscape.

6 Appearance

6.1 *Fenestration and proportion:*

The fenestration and proportion of the windows will remain largely the same although the width of the proposed timber frame will be slightly wider than the existing painted metal frames and slightly narrower than the existing PVCU frames. In some cases there will also be minor adjustments to the fenestration, this has been proposed to unify the façade, where in the past individual windows have been replaced with dissimilar fenestration.

6.2 *Materials:*

The existing windows are single glazed painted metal and double glazed PVCU units. We propose to replace all windows with double glazed painted timber windows.

7 Access

7.1 Highways access for residents' vehicles and bicycles will remain as existing

7.2 Access to dwellings will remain as existing.

End