

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 Phoenix Court was built in 1967 and is located over the top five floors of a six storey building with commercial use on the Ground floor. The proposed works for 1-39 Phoenix Court are to replace the existing windows and balcony doors (not flat entrance doors) with double glazed timber units. The existing windows are single glazed timber and metal windows and double glazed PVCU.

## 2 Use and amount

2.1 The building comprises of 39 one, two and three bedroom dwellings arranged as flats above ground floor level accessed via the main entrance from Purchase Street. A commercial unit occupies the ground floor, the entrance to which is from Brill, there is also parking at ground floor and basement level.

## 3 Layout

3.1 The proposed works to the windows and balcony doors of 1-39 Phoenix Court 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 and balcony doors shown on the enclosed drawings do not affect the scale of the building, and are generally minor adjustments in fenestration, or (as with the rear South West elevation) 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 of the balcony doors will remain exactly the same, with a slight variation to the frame width. 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 units. 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 balcony doors and sidelights are all painted timber frames, these will be replaced to match existing. The existing windows vary from single glazed painted metal, double glazed PVCU units and a small number of single glazed painted timber frames. We propose to replace all windows with double glazed painted timber frames.

**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*