

44-46 Kingsway WC2R 6EL

What should be included in a Design and Access Statement accompanying an application for planning permission?

A Design and Access Statement must:

(a) explain the design principles and concepts that have been applied to the proposed development; and

*Answer : The replacement windows will match the style colour and materials of the existing windows to preserve the Edwardian look of the building and match the other flats.*

*If the Local Authority has preferred suppliers of traditional heritage windows, then this can be taken in account.*

(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

*Answer : The property is approximately 100 years old and located in central London. The replacement windows will match the style colour and materials of the existing windows to preserve the Edwardian look of the building and match the other flats.*

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed

*Answer : there no access issues involved in replacing the windows. The work will be done when the rest of the property undergoes its routine external re-painting*