

# Design & Access Statement

ON BEHALF OF

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Prepared | **Barry Sumpter** | Date: December 2016

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## DESIGN STATEMENT

The applicant has been granted planning approval for external works to the west and north garden, including the boundary wall facing onto Upper terrace.

There are various previous applications which apply these are: -

**2011/1301 /P** alterations to boundary wall and widening of brick piers.

**2012/2893/P** reduction of hardstanding car parking and landscaping works.

**2013/2952/L** basement pool & works to terrace

**2016/1296/P & 2016/1786/L** for the new pedestrian access and

**2016/1495/P & 1950/L** for the new fire exit stair

Works to most of these consented schemes has been completed. Work to the latest scheme is ongoing. During the construction of these latest consented works minor changes have occurred, due to design development and some anticipated reclaim materials becoming unavailable.

## NEW PLANNING APPLICATION

The planning authority has advised the applicant to make a formal application in order to gain formal approval for the minor alterations.

The applicant is making a formal application for full planning and listed building approval.

## FRONT BOUNDARY WALL

The applicant has been granted approval for the works proposed to this wall, based on reusing the original bricks salvaged following demolitions. The planning authority was seeking to retain the aged period aspect, to the street scene. The problem with this, is that there are various brick types and construction finishes existing to the garden boundary wall surrounding the Upper terrace.

After demolition, the original bricks were found to have deteriorated too much to be able to reuse them. In making the choice for the replacements the alternatives considered were to use bricks reclaimed from other sourced or to use new bricks selected to match the original bricks.

The main problem with using reclaimed bricks was the lack of availability of suitable bricks. In deciding which new brick type to select. Number 5 to the North side of Upper terrace there is a modern slatted gate, with a small panel of old brick (Fig 1) to the adjoining side.



Fig 1

At 3 Upper terrace, the adjoining neighbour's boundary wall is a mix of bricks, similar to the demolished wall, with a section of disparate brick and pointing, resulting from an earlier repair. (Fig 2)

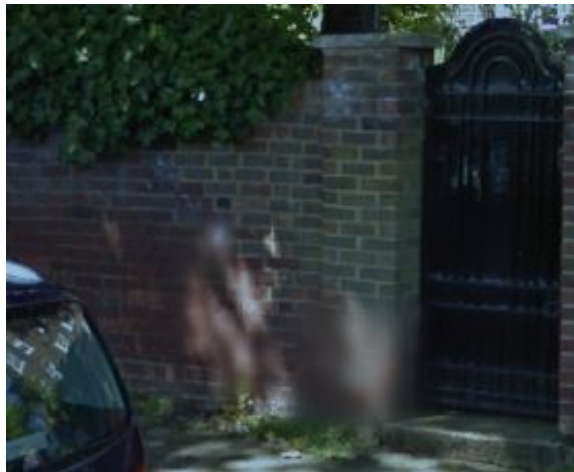


Fig 2

At 2 Upper terrace the boundary wall has been rebuilt and pointed using a brick and pointing with different tonal appearance. This disparate wall is separated from the combined matching wall by a new gate. (Fig 3)



Fig 3

The applicant chose a new brick which is the closest match in both colour, hue and texture to the original. After meeting with the planning officer, Mr Rose, on site it was agreed that the wall would be treated with colour washes to tone down the new appearance and to achieve an aged aspect.

The most recently granted scheme included a vehicle gate and separate pedestrian gate with brick columns framing the opening. The applicant has added a revised letter plate, integrating it with a large number plate. A security camera and bespoke decorative light arch has been added to one of the pedestrian gate columns with a call porter panel to the central column

The pavement, crossover and bands of pebble strips (fronting the new wall) will be reinstated by an approved local authority contractor.

To the rear (East) elevation of the front boundary wall is the location of the main gas meter and main riser, set within an area of raised garden. The applicant is including in this application for a new lean-to masonry housing with lead covered flat roof. This will include for black painted steel louvered doors to provide the necessary ventilation required by the gas supplier.

The access to the new post box and gas meter requires a suitable paved area. The proposals show these paved areas. The paving is set to two levels with steps and the raised garden will be cut back as necessary.

### AMENDED FORECOURT DRIVEWAY

The approved layout provided for a ramped access rising to the front door, with contoured paving providing hardstanding for car parking.

The new layout omits the ramp and re-instates the step arrangement previously used. The layout of the steps and landing has been amended to provide a level entry from a raised landing. The steps rising to the landing have be set out to meet Part M requirements.

The driveway has now been set with a liner slot drain. The drain is set internally to site, to prevent drainage onto the highway.

### FRONT ELEVATION LIGHT WELL

The works to the driveway included forming a small; riser wall as edge to the light well

The approved scheme included a mixed design of balustrade guarding along the light well raised wall, running each side of the main entrance steps. To the north of the steps, there was a glass and rail system and to the south side a railing system.

The applicant is proposing to provide a matching, cast railing system as shown in Fig 4 below. The railings photographed belong to a local listed building, of similar age, located in Holly Mount.



Fig 4

The height of the guarding to be installed, was established to be 900mm over the newly raised landing to the main entrance door. This will ensure that the finials do not create a screen to the windows behind retaining the elevation details of the building.

To the south side of the landing, the railings are returned to guard the drop into the light well. To the north the railing return is fitted with a gate to control access to the walkway being fitted over the light well. Both returns are being set further away from the columns providing improved visual lines and a better balance to the appearance.

## FRONT ELEVATION

The applicant wants to ensure that the completed works present a suitable period appearance. Wherever possible materials removed or taken down are to be recycled within the works. New materials are to match as far as practically possible.

In order to improve the general appearance of the front elevation, all existing lighting and security fittings are to be removed and the elevation repaired. New external lighting is to

be provided with a new bespoke carriage lantern over the entrance door, supported by period brackets affixed to the tension plates mounted each side to the door surround.

A new fence is being installed on the south boundary. A new external light is to be mounted onto a fence post, to light the area of the fire exit, from the light well. A new discreet security camera is also to be installed on the same fence post as the external light.

The door on the front (West) elevation has a raised threshold, with a step into the building from the existing landing. Two half-columns are set on each side of the door with timber plinths. The timber plinths are deteriorating and are being replaced with new stone. In order to provide a level entry into the building which complies with part M, the existing timber profile is to be removed and the new stone to the raised landing run through.

The width of the landing to the entrance door, is to be increased, to accommodate the wider spacing of the proposed railing returns.

The applicant is proposing install a single panel, of structural glass, over the north side light well, to provide a walkway leading to the north terrace and the alternative access door. This glass panel is being set below the line of the coping stones to the upstand wall. This will conceal this glass from frontal view.

The partially obscured, glass panel, is to be supported by structural steel angles bolted to the structure. At the abutment with the main building it is intended to chase into the structure a maximum of 25 mm, to ensure an effective water tight junction is provided.

The glass is set to fall 5mm to the front, open, edge and a slot drain is to be concealed behind the stone coping. Drainage tubes are to discharge over the flower bed in front of the light well upstand wall.

## NORTH RAISED TERRACE

The granted scheme provides a raised terrace across the full width of the garden east-west. The revised scheme stops the terrace short of the west wall, providing a returned end and a set of steps rising to the terrace to the south elevation.

There is a new ventilation plinth to be provided to the north east corner of the front elevation. In order to conceal this functional installation a stone seat is to be installed and the ventilation grills are to be set discreetly to the back and under the seat bench. The applicant propose to commission a bench based upon the photograph Fig 5 below



Fig 5

There were two raised ventilation plinths, to the north side of the terrace, which have now been removed.

To the north-east corner, a new set of steps is to be installed, which provide ventilation from below. The steps are to be fitted with stone treads over a black painted metal riser set, perforated with discreet holes. The effect results in the vent grill being largely invisible.

## Access Statement

The purpose of this application is to regularise minor amendments required because of design changes or material changes. The impact on the access provision is slightly changed.

### FRONT BOUNDARY WALL

The provision of the new letter plate and house number will make it easier for property identification.

The new light over the pedestrian entrance together with the location of the call port panel and security camera results in easier access for partial /disabled person it also enables easier identification of callers to the occupants.

### FRONT FORECOURT

The new steps rising to the front entrance door are compliant with part M.

The paved landings fronting the letterbox and gas meter housing improve safety and make access easier.

## FRONT ENTRANCE

Provision of a walkway link, over the light well, between the front and north terrace entrance doors, all at one level, is an aid to easier movement.

## GENERALLY

No other changes to current provision are proposed