**Design and Access Statement, 43 Flask Walk NW3 1HH**

**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 and inclusive 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’.

1. What are the **features** on the existing site?

 Buildings – size, age, style, condition (further detailed information should be provided in the historic environment section if appropriate). gardens, landscaping and other open areas.

 boundaries – walls, railings, fences or other means of enclosure.

 immediately adjoining buildings and sites.

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|  This application is for placement of secondary glazing into the inner aspect of 3 windows sited on the front elevation of 43 Flask Walk, London NW3 1HH, as shown in both technical drawings and in photographs provided to Mr Alfie Stroud, former Camden Council planning officer.      |

1. Please provide details of how **access** issues have been addressed

The ‘access’ component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide SPD, but also how the applicant intends to meet their duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995).

Where relevant, this should include:

 Approaches to and around the site, including transport links

 Car-parking, setting down points, location of dropped kerbs (if required)

 All entrances, including visibility

 General horizontal/vertical circulation and layout arrangements

 Appropriate use of surface materials

 **Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building**

 Way-finding and signage

 An assessment of means of escape

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|  This is a very small project.It is likely to be completed in 1-2 working days, and to involve equipment which can be delivered in a small van which may spend less than one hour on site.         |

1. Please provide details of the **layout** of proposed development

 Relationship of buildings, routes and spaces.

 Safety and security.

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|   Not applicable.The work is very modest; it does not involve issues of this type.        |

1. Please provide details of the **scale/appearance** of the proposed development

 Height, width, length, materials, detailed design.

 Relationship to surrounding development.

 Relevant local and national policies and guidance.

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|   The design of the secondary glazing units to be installed has already been provided, courtesy of Anglian Windows Ltd.   |
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1. Please provide details of the **landscaping** in the proposed development

When choosing trees and plants the following factors should be considered:

* + Suitability – is the ultimate size appropriate for the space the plant will have, it is important to avoid conflict with buildings. Large vigorous trees too close to structures will require expensive and regular pruning. Will the species choice be tough enough to survive the site conditions?

* + Interest – Does the plant for example display any of the following features – attractive bark, flowers, interesting foliage and autumn colour? Sometimes trees which bear fruit are not suitable for heavily used areas.

* + Sustainability – is there sufficient soil depth available and has irrigation and drainage been supplied where planters have been specified? Trees and plants grown in the ground will live longer and need less maintenance than those grown in planters. Where there is subterranean development a metre depth of soil must be provided over the structure.

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|   There are zero landscaping issues in this matter.        |

1. Please provide details of how **Heritage Assets** issues have been addressed

* + Describe the assets affected – listed buildings, conservation area, archaeology etc.
	+ Define their significance (in the case of buildings in conservation areas, their contribution to the character or appearance of the area).
	+ Assess the impact of the proposals on the heritage asset, including reference to national and local policies and guidance.
	+ If the impact is harmful to the significance of the historic asset, set out the public benefits which justify the proposal.

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|   The property is grade 2 listed; every effort has been made to ensure that the character of the small terraced house is preserved.       |