

i) **BACKGROUND.**

This Design and Access Statement is submitted in support of the above mentioned application. The submission is made as part of the adopted requirements under the provisions of the Town and Country Planning Act (Development Management Procedure) (England) (Amendment) (Order) 2013 which sets out the requirement for a planning application to be supported by a Design and Access Statement. This statement is also drafted in the context of the CABE Publication "Design and Access Statements".

This Design and Access Statement is required owing to the subject property constituting a Listed Building.

These applications seek: (1) Listed Building Consent for demolition of the Listed structure; and (2) outline planning permission for residential development (with all matters of detail for consideration with the exception of landscaping).

It will be noted that this document should be read as an addendum to the Planning Support Statement and in conjunction with the Statement of Significance. The application is also supported by detailed plans, a structural report, an ecological report and a statement by Stoneleigh Partnership, Planning Solicitors.

a) **Site Assessment.**

Please see submitted Statement of Significance and Planning Support Statement.

b) **Involvement.**

In drafting up the scheme, the applicant has involved the following consultants:-

- (i) Chartered Town Planner.
- (ii) Architectural Technician.
- (iii) Chartered Building Surveyor.
- (iv) Ecologist.
- (v) Planning Solicitor.

c) **Evaluation.**

- (i) It was identified that what remains of the Listed Building is structurally unsafe and incapable of reuse and retention following severe fire damage in 2010.
- (ii) The condition of the building as remains means that it was not safe to remain and demolition is the only option.
- (iii) It was identified that a suitable scheme to replace the building could be provided which reflected and replicated

the previously approved scheme for conversion which has been granted permission by the Council in 1989. When clearly significant building remained on site.

d) Planning Policies

See Planning Support Statement

ii) **THE SCHEME**

The proposal seeks to demolish the existing derelict building and replace this with a scheme for new build which replicates the form of the previous approval when planning permission was granted for conversion of the subject building.

iii) **DESIGN AND ACCESS JUSTIFICATION**

a) Use, Amount and Layout of Development

It is considered that this site is in a residential area and the proposed use is, therefore, appropriate for the site and its setting.

The proposed development will provide for 5 No dwellings.

In terms of layout, the proposal seeks to replicate the form of the buildings when planning permission was granted for development.

b) Scale, Appearance and Landscaping

The scale and appearance is dictated by the form of the previous buildings on site. No doubt landscaping can be dealt with by condition.

c) Access

Level access will be provided for all users. The development will comply with necessary regulations with regard to disabled access.

iv) **OTHER ISSUES.**

The building is in a dangerous condition and its immediate removal will be of benefit to issues of health and safety.