

This form is intended to help you put together your Design and Access Statement. It is based on the guidance in DCLG Circular 01/2006. The Circular also contains further guidance on what may be required in the Statement.

Proposal:

COSMETIC CHANGES WITHIN CONSERVATION AREA

Location:

41 ALBERT ROAD
LONDON SE20 7JU

1. Response to context

Please describe your proposal, the design principles and concepts that have been applied, how these have been derived from the characteristics of the site and its surroundings, and how they have led to the physical characteristics of the proposal, as set out in the following sections.

THE PROPERTY IS IN THE ALEXANDRA COTTAGES CONSERVATION AREA. THE EXISTING 1960'S AND 1980'S DECORATION WILL BE REPLACED BY TRADITIONAL COLOURS AND MATERIALS AS RECOMMENDED BY THE CONSERVATION OFFICER.

2. Use

Explain the use or uses proposed, their distribution across the site, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the site.

NO CHANGE TO USE

3. Amount

The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development, this means the proposed floor space for each proposed use.

Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings, and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximised. Where the application specifies a range of floorspace for a particular use, the reasons for this should be explained clearly in the design and access statement.

NO CHANGE TO FLOOR SPACE.

4. Layout

The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.

Explain and justify the principles behind the choice of development zones and blocks or building plots proposed and explain how these principles, including the need for appropriate access will inform the detailed layout. The use of illustrative diagrams are encouraged to assist in explaining this.

Demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in *Safer Places- the Planning System and Crime Prevention* (ODPM/Home Office, 2003).

NO CHANGE TO LAYOUT.

NEW WOODEN DOOR WILL HAVE BS3621 FIVE
LEVER MORTICE DEADLOCK.

5. Scale

Scale is the height, width and length of a building or buildings in relation to its surroundings.

Explain and justify the principles behind the parameters for the upper and lower limits of the height, width and length of each building proposed, and explain how these will inform the final scale of the buildings.

NO CHANGE TO SCALE.

6. Appearance

Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

Explain and justify the principles behind the intended appearance and explain how these will inform the final design of the development.

THE PROPOSED CHANGES TO RENDER COLOUR, DOOR STYLE AND COLOUR AND PORCH WINDOW STYLE AND COLOUR ARE MORE IN KEEPING WITH A VICTORIAN COTTAGE.

7. Landscaping

Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain how landscaping will be maintained.

Explain and justify the principles that will inform any future landscaping scheme for the site.

NO CHANGE TO LANDSCAPING.

8. Access to the development

Explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. Address the need for flexibility of the development and how it may adapt to changing needs.

Explain the policy adopted in relation to access and how relevant policies in local development documents have been taken into account. Provide information on any consultation undertaken in relation to issues of access and how the outcome of this consultation has informed the development proposals.

Access for the emergency services should also be explained where relevant.

Explain the principles which will be used to inform the access arrangements for the final development at all scales from neighbourhood movement patterns where appropriate to the treatment of individual access points to buildings.

NO CHANGE TO ACCESS.