ARUN DISTRICT COUNCIL:AL/94/06/L 27/11/2006

DOUGLAS BRIGGS PARTNERSHIP

DESIGN, ACCESS AND PLANNING STATEMENT

THE MANOR HOUSE, ALDINGBOURNE

This statement covers planning, design and access, demonstrating an integrated approach that will deliver appropriate, inclusive design.

Planning Policy Statement 1: Delivering Sustainable Development sets out the overarching planning policies on the delivery of sustainable development through the planning system.

This statement is a short report accompanying and supporting the planning application, which illustrates the process that has led to the development proposal, explaining and justifying the proposal in a structured way as required by Central and Local Government. This statement should not be used as a substitute for the application drawings submitted for determination. The planning, design and access statement is written in conjunction with the local planning authority's local development documents include their policies relating to design and access.

The Design Component

The planning design and access statement covers the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with.

The Proposals

The key objective of this application is to alter the position of a bedroom door and insert a new door to provide access between an existing bedroom and a bathroom.

Layout

The proposals are limited to internal alterations that do not alter the site layout.

Scale

The scale of the building and its interior will not be altered.

Landscaping

The proposals are limited to internal alterations and do not alter landscaping.

Site Assessment and Evaluation

Context, Design and Appearance

The proposals include relocating an existing door to the new position as indicated. Door linings and architraves will match existing.

ARUN DISTRICT COUNCIL
No. AL 94 06 L
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The new door, linings and architraves will match the pattern of other first floor doors in the existing house. Any making good of adjusted wall openings will be made good to match existing.

Relevant Planning Policies

The proposals accord with the aims and objectives of local and national planning policies for internal alterations to listed buildings.

Access

The access arrangements for the dwelling are not changed.

Nature and impact of environmental constraints

There is a change in level between the landing and bedroom.

Proposed solutions for overcoming identified constraints

The change in level between the landing and bedroom is unchanged. A similar number and size of steps will be provided as existing.

Accessing the site from the transport network

There will be no change from how the existing house is accessed from the transport network. The access to be used is an existing access.

Conclusion

The proposed minor internal changes do not adversely affect the character or setting of the listed building.