

**APARTMENT 6,
BARTON MANOR
BARTON CLOSE
NYETIMBER**

REMOVAL OF MODERN STUD WALL

**(AMENDMENT TO CONSENT TO INCORPORATE
FORMER NURSING STATION INTO APARTMENT 6)**

Design, Access & Heritage Statement

Assessment of physical context

- This application seeks listed building consent for minor internal works to Apartment 6.
- The existing property is a Grade II listed building and its listing description along with a photograph of the southern elevation, which is modern, are attached to this statement.

Social/economic context and planning context.

- LBC was granted for works to enable the former nursing rest room to be incorporated into apartment 6 – P/20/14/L refers.
- This current application is integral to those changes and seeks to remove a modern stud wall in order that the stairway and entrance hall can be one open space.
- The stud wall is modern, being part of the build when it was constructed some 30 years ago.
- Photos are attached showing that it is a modern stud wall.
- It is considered that the works are minor; do not result in the loss of any historical elements; and, result in an improvement to the internal layout of apartment 6.

Involvement of local interests

- None

Evaluation

- The above opportunities and constraints have led to the following principle responses which when applied to this site have produced the proposals contained on the drawings submitted with the application to which this document relates.

Design Principles

- Having regard to the advice contained within the *Framework* it is considered that a design response, which incorporates the best characteristics of the existing building and makes best use of the site without detriment to the character or appearance of the listed building represents the most suitable response.

Amount of development

- Minor internal works are proposed, comprising the removal of a modern stud wall.

Layout

- The proposed works have been set out above.
- It is considered that the scheme's design response is an appropriate design solution, which makes best use of this site in accordance with current national and local planning policies.

Scale

- No change

Landscaping

- No change

Appearance

- The works are internal and there will be no change to the external appearance of any part of the building.

Access

- Pedestrian and vehicular access will be unaffected.

Use

- No change

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