

DESIGN AND ACCESS STATEMENT

PROPOSED EXTERNAL STEPS +
ENLARGEMENT OF EXISTING FIRST FLOOR OPENING TO NORTH GABLE
OUTBUILDING CONVERSION
FAIRCLOUGH HOUSE
LOUD BRIDGE
CHIPPING
PR3 2NX

Applicant: Mr David Slater
Fairclough House
Loud Bridge
Chipping
PR3 2NX

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March 2016

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1.0 PROPOSALS

- 1.1 There is an extant approval (Planning Approval ref: 3/2011/0702) which was approved on 28 February, 2012 to convert the existing outbuilding into 2no dwellings.
- 1.2 Works have commenced on site and as such the approval is still extant as agreed in RVBC's email dated 3 February, 2015.
- 1.3 The applicant is wanting to vary Conditions 2 + 6, to allow for changes to the approved elevations to include for external steps with mild steel balustrading and hand rails to connect the car park areas to the first floor accommodation as well as providing some personal private space to North Gable of the end unit.
- 1.4 The existing first floor window is proposed to be enlarged, to include matching stone, head, cill and jambs and is to accommodate treated timber glazed double doors and frame.
- 1.5 The proposed steps are to utilise local indigenous materials (stone, metal and timber). The structure will be of stone, with stone flagged steps and landing including a stone work wall and an isolated stone pillar retaining the existing ground floor window on the North gable.
- 1.6 The space under the stone steps is to be used to conceal refuse/recycling bins.
- 1.7 The inclusion of external stone steps reflects details in the areas of external stone steps to a number of barns, granaries and other such traditional rural farm buildings.

2.0 INVOLVEMENT

- 2.1 No pre-application advice has been sought.

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3.0 ACCESS

- 3.1 Generally the proposals do not affect any vehicular movement on site, and the parking arrangements remain as outlined on the original approved scheme.
- 3.2 The external steps as well as being a visual/physical enhancement and addition, they will meet with current Building Regulations Approved Document K, in terms of staircase design and protection from falling.
- 3.3 The steps will offer an alternative access to the first floor accommodation as well as offering a small personal external space.

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