

1 INTRODUCTION

- 1.01 This Design and Access Statement has been prepared by Bourne Wood Partnership Limited to support the planning application at the above address.

2 EXISTING SITE

- 2.01 The property is 58 Dacre Road, which is an end terrace property being 3 stories + basement area and associated garden area.
- 2.02 At present, the property is vacate, but it uses prior to becoming vacate was an HMO.
- 2.03 Some of the features of the building are in place to address HMO matters and not that of being one single dwelling and turn in back into a family home.

3 PROPOSAL

- 3.01 The proposal, is for a change of use from a HMO to a single dwelling. With that removal of the external escape stairs, reinstate windows that have been blocked in, a new feature window / door with a flush Juliette balcony. Also, as part of these works, PV panels are proposed to one are of the roof.
- 3.02 There will be other non-planning adaptations to the property, as our client is very disabled and confined to a wheel chair and requires carers to assist her. Overall, though, this property will provide our client with full independence through the proposals and a new family home.
- 3.03 The adaptation`s will be to installed new platform lifts to open up as much of the property for her plus an external ramp area to the rear for access to the rear door, plus other minor changes as defined on the plans.
- 3.04 Also, with this, 2no. parking spaces are proposed being 1no. will be a disabled space.

4 USE

- 4.01 The proposed use is for as a single dwelling house.

5 AMOUNT

- 5.01 There is no change to the m2 area of the dwelling

6 LAYOUT

- 6.01 2no. parking spaces are proposed to the rear garden area otherwise the layout of the external areas will remain un-changed.

7 **SCALE**

7.01 This is all proportion.

8 **LANDSCAPING**

8.01 Except for the additional parking spaces, no alterations are proposed.

9 **APPEARANCE**

9.01 The proposal brings the property back to originally as constructed and without the unsightly external escape stair.

9.02 PV panels are now fully accepted on the housing landscape.

10 **ACCESS**

10.01 A new external ramp to provide access via the rear door is proposed and shown on the drawings. Surface finish will match.