ABIR Architects Ltd

Member

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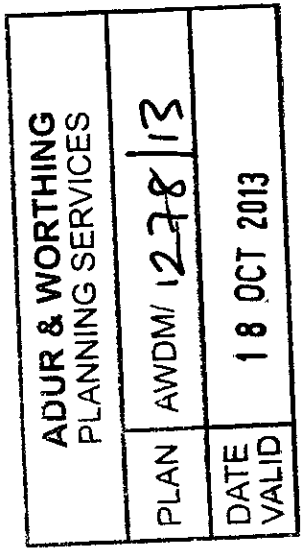
Chartered Practice

Design & Access Statement

for

81 Underdown Road, Brighton



for **A&F Pilbeam**

0058/D&A/001

October 2013

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Contents

1.0	Format of Statement
2.0	Introduction
3.0	Use
4.0	Amount
5.0	Layout
6.0	Scale
7.0	Landscaping
8.0	Appearance
9.0	Access
10.0	Sustainability & Waste management
11.0	Crime Prevention
12.0	Developments within or affecting conservation area, a listed building or its setting, archaeologically sensitive areas, scheduled ancient monuments or historic parks and gardens.
13.0	Conclusion

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1.0	**Format of Statement**
	This statement has been generally set out in accordance with Circular 01/2006. We also use a document produced by CABE entitled 'Design & Access Statements – How to write, read and use them.' Section 3 of the circular deals with the Design & Access Statements. Item 77 of the circular states, 'A Design & Access Statement can be presented in various formats. For most straightforward planning applications, the statement maybe only short, for some only a page may be needed.' The CABE document suggests that the writer should 'keep it short and to the point.' Reference should be made to the submitted detailed drawings when reading this statement.
2.0	**Introduction**
	The proposed works look to modernise this existing office and to provide additional office accommodation. The external alterations look to provide a new public entrance and window to the rear.
3.0	**Use**
	The existing use is an office and undertakers, with the proposed use to be solely office.
4.0	**Amount**
	The amount proposed is for a single office.
5.0	**Layout**
	There are changes to the buildings internal layout. The front elevation will be altered, removing the existing roller shutter and infilling the opening with a new glazed screen which will form the new public entrance. A new window is also proposed on the rear elevation.
6.0	**Scale**
	The scale and mass remain the same as the existing.
7.0	**Landscaping**
	A new disabled access ramp will be introduced in front of the new public entrance. Other landscaping will remain unaltered.
8.0	**Appearance**
	The proposals are to match the existing in style and scale. Doors and windows are to match existing profiles.

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9.0	**Access**
	Disabled access is to be provided to the new public entrance. A disabled W.C will be provided as part of the proposals.
10.0	**Sustainability & Waste Management**
	Refer to waste minimisation statement.
11.0	**Crime Prevention**
	The site security will be enhanced by the additional surveillance provided by the new reception area. The addition of a new window to the rear will not change the existing level of security of the building.
12.0	**Developments within or affecting conservation area, a listed building or its setting, archaeologically sensitive areas, scheduled ancient monuments or historic parks and gardens.**
	The building is not in a historically sensitive area.
13.0	**Conclusion**
	The reorganisation of the spaces will benefit the day to day running of this office. The new entrance will enhance the public face of the building and improves the overall look of the facade.

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