

DESIGN AND ACCESS STATEMENT

PROJECT: Retrospective planning application for new dwellings following over demolition of approval 2022/62/91347/E at 172 & 174 Headfield Road,

Current Use:

The site is currently nearing completion of the approved planning application no 2022/62/91347/E and has been invalidated due to over demolition.

The Building & Layout:

The original layout and building are shown on the accompanying drawing numbered 21.2694.01A

The Proposed Design:

The proposal is for the retrospective planning permission of 2No new dwellings. Planning application no 2022/62/91347/E and has been invalidated due to over demolition. All existing walls have been replaced to new build homes standards.

Access:

We are aware of the requirements under Part M of the Building Regulations and as such, all designs shall aim to conform to the requirements of Part M, where the requirement exists. We aim to design buildings for optimum ease of use by their occupants and visitors.

Evaluation:

We believe the proposal is identical to the past approvals, no further floor area is proposed, and therefore request approval as new dwellings to ensure works are authorised for both planning permission and to progress with the new build building regulations application as requested by KMC Building Control.