

ACCESS STATEMENT

PLANNING PORTAL SUBMISSION

THE DYMCK ARMS PENLEY, LL13 0LS

FULL PLANNING AND LISTED BUILDING SUBMISSION

05 07 2021

ACCESS STATEMENT

The proposals comprise of two elements.

- The total demolition of the listed asset.
- The construction of 4 new dwellings

The existing building is in a very poor state of preservation due to a fire and partial exposure to the elements over a prolonged time and following advice of our structural engineer it is considered that the elements of the listed building, i.e., the 16c oak framing, no longer are viable.

The thrust of these proposals aims to create a mixed development ranging from 2 smaller dwellings to 2 larger dwellings.

The detailing of the proposals follows detail and materials that are part of the vernacular elements of Penley.

The proposals presented in this submission is a sensitive but practical way of creating a development that respects the history of the site whilst giving a vehicle to achieve a result that is economically viable.

In the process of building the design of the 4 new units will be fully in accordance with the current building regulations so far as access to the buildings from the exterior and full access and use of the ground floor facilities providing positive access for disabled uses to all ground floor areas.

The method of achieving this is as follows.

- All main entrance doors will have ramped access with a maximum threshold at the door of 25mm.
- The main entrance door will be a 935mm door set allowing wheelchair access.
- The internal ground floor doors will be min opening of 800mm.
- A toilet facility will be provided at ground floor with an outward opening door of 800mm clear opening and an internal pace of 1000x1700mm.
- Consideration will also be given to the allocation of a floor area to allow future provision for a small self-contained domestic lift structure.

DEP/DYMOCK/2021