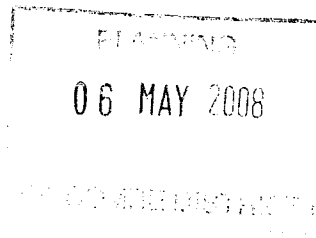


20<sup>th</sup> March 2008



**Re: Rear of 29 - 39 Furlong Road, Bourne End, Bucks Design and Access Statement**

**Assessment**

The site is situated in Bourne End within easy reach of public amenities. It is a residential area with a close knit community who pride themselves in their sense of place.

The close proximity of this property to local amenities and employment opportunities would mean that this development would help to redress the present shortage of such accommodation.

The existing building has no architectural worth and does not lend itself to conversion. It is in a very poor state of disrepair and stands as a testament to a redundant light engineering industry it used to serve. It employs three people whose present activities have been in decline for several years. The owner has tried to attract other businesses to the building but to no avail. It is clear that the only regeneration suitable is to return it to residential use.

The existing building has a large footprint and sits on a very large plot so the introduction of apartments would result in the existing amenity space being more evenly distributed providing the neighbourhood with access to more relaxation space.

The change to apartments also makes the possibility of more social interaction between residents if the accommodation is shared. It gives the opportunity for strangers moving into the area to form social ties with other residents. The site is largely flat to the eye and has no significant trees in the vicinity of the proposed building.

The proposed access to the ground floor apartments is at the both sides of the building and thereby low key not detracting from the grandeur of the front entrance. The two ground floor apartments would be ideally suited for the less abled or couples with a young family.

The new window to the building will be made to sympathise with the surroundings in style and proportion and has been inserted in the front elevation to respond to the rhythm of the front façade.

The six ground floor apartments have been designed so that they have direct access to their own private gardens which will be totally secure.  
The ground floor Bathrooms will be designed to aid access to bath and WC for disabled people.

Protected fire routes will be formed to provide quick and easy access from the Flats to the outside in the event of emergency evacuation.

Crime Prevention has been incorporated into the Development by providing places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security

Places have been structured so that different uses do not cause conflict and Surveillance added in places where all publicly accessible spaces are overlooked.

Keen regard to spaces that promote a sense of ownership, respect, territorial responsibility and community have been incorporated into the design.

Physical Protection in the form of boundary fences and places that include necessary, well-designed security features have been taken into consideration with regards to Crime Prevention.

Activity spaces where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times are positioned to the front areas.

Places have been designed with management and maintenance in mind, to discourage crime in the present and the future

All windows and doors will be Secure by Design.