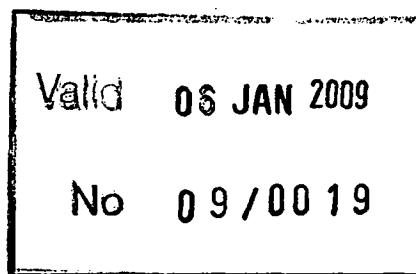


DESIGN & ACCESS STATEMENT



For
The change of elevation to replace an existing
window with a new a door opening.

In respect of

21 Station Approach
Virginia Water
Surrey
GU25 4DW

1st December 2008

CURRENT USE

The property currently has recently consented with a D2 consent under the Planning Use Classes Order.

PLANNING HISTORY

The current use was granted for a change of use to D2

SITE ANALYSIS

The proposed site measures 0.0183ha and comprises part of the ground floor of a two storey terraced commercial building arranged with commercial uses on the ground and first floors. The site is located on Station Approach in Virginia Water.

The application site has an existing pedestrian access of Station Approach and is set back from the road. The existing forecourt provides parking.

SCALE OF THE DEVELOPMENT & APPEARANCE

The Proposal will not have any affect on the size of the existing property as there are no extensions to the property proposed.

The appearance of the proposal will maintain the current look of the building, keeping the main fabric of the building.

LAYOUT

The proposed use of the property will not generally affect the internal layout save an extra access/exit point.

LANDSCAPING

The existing front hard standing will remain and there are to be no alterations to this

PROPOSED USE

The application proposes to remove an existing window and install a new entrance door with small side window.

FLOOD RISK

Virginia Water lies in an area with no direct risk to flood.

HIGHWAY SAFETY

The access from the property is off the main pavement to the front which is set back behind the existing forecourt parking, with no safety issues.