

# Design and Access Statement

## Ground Floor Flat, 47 Willes Road

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### Proposal:

Erection of shed in rear garden of ground floor flat



### Site context

The application site comprises a three storey, mid-Victoria era, mid terrace property in use as two flats. The site is located midway along the street block, which runs on a northwest to southeast axis. The building has a single storey rear extension. The rear garden area is approximately 45m<sup>2</sup>.

The site is within the Inkerman Conservation Area and the building is identified in the Inkerman Conservation Area Statement (2003) as making a positive contribution to the character and appearance of the conservation area. The surrounding area is residential in character, predominantly featuring Edwardian semi-detached and terraced housing on Willes Road and Grafton Road.

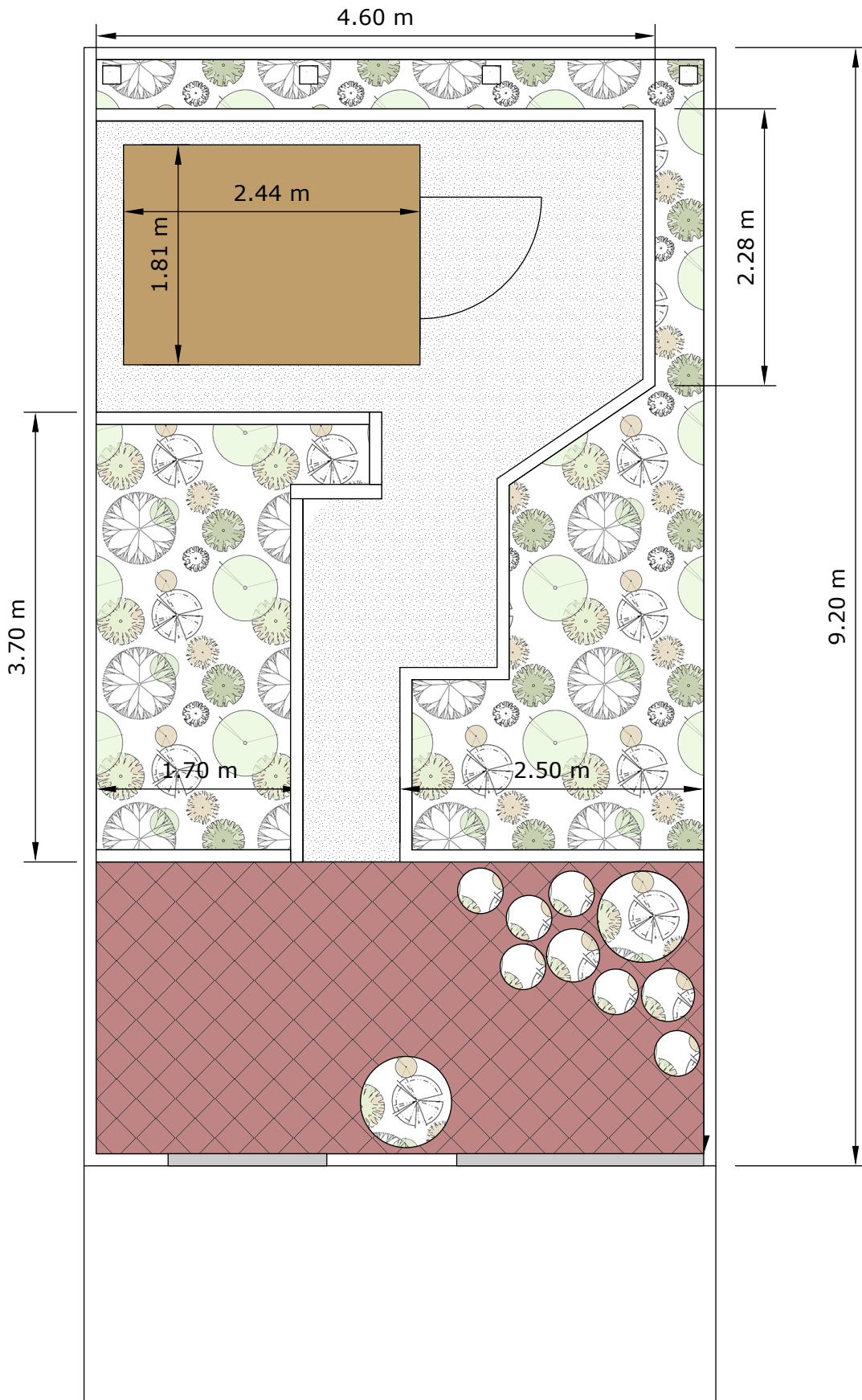
The proposed shed will have no impact on the conservation area.

### Access

The rear garden is not publicly accessible. Access to the proposed shed from the ground floor flat would be via the rear garden.

### Site layout and scale

The garden shed would be positioned at the south-western corner of the property. The shed measures approximately 2.4m in length, 1.8m in width and 2.19m in height (to the roof apex) with an eaves height of 1.73m.





## Materials and Appearance

The garden shed is uninsulated and of timber construction, with timber walls and floor and a pitched mineral felt roof. The materials preserve the character and appearance of the conservation area, and are of sustainable construction.



## Landscaping

The rear garden includes existing raised beds which accommodate a mix of shrubs, herbaceous perennials, bulbs and annuals.

A permeable paved area has been created at the rear section, part of which will accommodate the proposed shed. The shed would be slightly raised 100mm above ground level and sit on top of the permeable paving to enable water run-off.