**Design and Access Statement Household – Extension in a Conservation Area**

# Proposal:

Garden study to be added to garden flat (located on ground floor). Proposed materials and CAD designs are included as supporting documents.

1. What **features** are on the existing site?

This is a terrace house which was built c1890. It is comprised of five flats.

Currently situated in the garden is bin-housing and a garden seat. The ground of the garden consists of gravel and paving stones. The garden is demised into two partitions, the first for the lower-ground flat and the second for the ground flat, separated by a blue wooden fence.

2. Please provide details of how **access** issues will be addressed

Access to the garden is restricted to internal access via the existing reception room and an existing flight of metal stairs.

1. Please provide details of the **layout** of proposed development

The outbuilding will take up approximately half of the garden, it’s height will be in line with the current garden fence. Full details of the outbuilding layout are in the attached CAD designs.

1. Please provide details of the **scale/appearance** of the proposed development

Full material details are in the relevant supporting documentation. The dimensions of the outbuilding are 4700mm x 3300mm x 2500mm (W x D x H). These would usually be in line with the dimensions of a Permitted Development.

The garden dimensions are 7.8m x 4.9m (L x W). Therefore, the outbuilding is approximately half the area of the garden. The surrounding fences in the garden will be restored in the process.

1. Please provide details of the **landscaping** in the proposed development

The existing garden seat will be removed, and the perimeter fences will be restored. The existing area of flowerbeds will be retained but relocated to the other side of the garden. The bin-container will be removed.

1. Please provide details of how **Heritage Assets** issues have been addressed

This proposed structure has no Heritage Impact.

As the height is below the level of the fence and tree-cover surrounds the garden, only the redwood roof could be visible. The full structure can only be viewed when in the garden.