

## Design and Access Statement

### A. Householder – replacement workshop (partially in a Conservation Area) Proposal:

Replace current wood / metal structure with brick built workshop

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

Homing Gardens is a mid 80s development. I moved in circa 1995 when the garden was 'L' shaped. Approx 2000, I built a metal framed workshop with wooden inserts. Over time, the wood has deteriorated and is now not salvageable. There is a concrete base which the current structure sits upon. It is located at the end of a row of garages [3]. The current structure is actually a garage but has not been used as such, only as a workshop and storage.

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

Access will be from a door on the garden side; therefore access will be through the garden of 3 Homing Gardens. There will be no other access.

#### 3. Please provide details of the layout of proposed development

The structure will be 4 walls [one wall will be the existing wall of the last garage, which has been agreed by the owner] and a flat roof built to resemble the row of garages. Where the garages have an 'up and over' door car access, I will have a window to allow light into the structure. The access door will also have a window next to it, again for light purposes

#### 4. Please provide details of the scale/appearance of the proposed development

The roof is to be constructed to match others in the row of garages, and will be single storey as the others are. It will be exactly the same depth as the other garages in the row and the width will be slightly bigger to take advantage of all the space available. The construction will be by a registered builder and will conform to all strategies and policies in place. The Conservation Area will not be affected as the new width of the proposed building is outside the area.

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

NA

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

The proposed structure is partially situated in the Bersted conservation area. However, this is a replacement plan not a new build and thus a structure has been in place for 20+ years. I have consulted with neighbours and taken their comments and ideas into account. I always wanted this development to look like the garages and have tasked the builder with matching the bricks so the aesthetics are ensured. Therefore, it is considered have little impact on the character of the heritage asset. Its continuation-type design will be consistent with the character of the area.