

## Design and Access Statement

### Proposal

This application seeks permission for the construction of a **single-storey summerhouse** and a **14' shed** in the **rear garden** of a private rental maisonette. Both structures are intended for **ancillary use** to the main property, providing additional recreational space and storage for the household. The proposed buildings are designed to be in keeping with the character of the surrounding residential area and to have minimal impact on neighbouring properties.

### Site Context

The property is a ground-floor maisonette located in a **residential area**. The garden where the structures are proposed is private and enclosed by fencing, providing a secluded space with no direct view from the public realm. The surrounding area comprises similar residential properties, primarily single-family homes with rear gardens used for ancillary structures, such as sheds and outbuildings.

### Design Principles

#### 1. Summerhouse:

- **Dimensions:** The summerhouse will measure [insert dimensions] (e.g., 3m x 4m) with a maximum height of 2.5m.
- **Materials:** The structure will be constructed from **timber**, chosen for its natural appearance and ability to blend with the garden environment. The roof will be pitched and finished with **asphalt shingles**, complementing the surrounding built form.
- **Windows and Doors:** The front elevation will feature **glazed doors and windows** to allow natural light to flood the interior, making the space suitable for use as a **home office, studio, or relaxation area**.
- **Location:** The summerhouse will be positioned [insert distance] from the garden boundaries, ensuring privacy for both the applicant and neighbours.

#### 2. 14' Shed:

- **Dimensions:** The shed will be **14' long**, with a maximum height of [insert height, e.g., 2.5m], and is designed for garden storage.
- **Materials:** The shed will be constructed from **timber**, with a **flat or pitched felt roof**. The choice of materials and finishes ensures the shed complements the summerhouse and other nearby garden buildings.
- **Location:** The shed will be positioned [insert distance] from the boundaries, ensuring ease of access without obstructing light or views from neighbouring properties.

### Design Considerations

- **Aesthetic:** Both the summerhouse and shed are designed to blend with the natural surroundings and the residential context. The use of timber for both buildings ensures a consistent and non-intrusive visual impact.
- **Scale and Massing:** The structures are modest in scale, single-storey, and low in height, ensuring that they do not dominate the garden space or negatively affect the neighbouring properties in terms of overbearing or overshadowing.

- **Sustainability:** Timber is a sustainable building material, and the design focuses on simplicity and functionality, reducing the environmental impact of construction.

### **Impact on Neighbours**

The proposed development has been designed to **minimise any impact** on neighbouring properties:

- The **height** of both structures is kept low to avoid loss of light or privacy.
- The **positions** of the buildings within the garden are carefully chosen to maintain a comfortable distance from neighbouring properties, ensuring no significant loss of amenity for others.

No windows or doors on the side or rear elevations face directly towards neighbouring properties, further ensuring privacy is maintained.

### **Access**

- The garden is accessed via the main entrance of the maisonette, and the positioning of the summerhouse and shed will not interfere with the primary or secondary access to the property.
- Both structures are for private use by the tenants, and no public access is required.
- **Maintenance access:** Sufficient space is maintained around the structures to allow for maintenance and garden use without obstruction.

### **Conclusion**

The proposed summerhouse and 14' shed are designed to enhance the use of the rear garden without compromising the amenity of neighbours or the character of the surrounding area. The scale, materials, and siting of the structures ensure they are in keeping with the existing residential environment.

The development will provide valuable additional space for recreational and storage purposes, supporting the enjoyment of the garden by the tenant while maintaining harmony with the local context.