

Design and Access Statement template

For applications for planning permission and/or listed building consent

This template can be used to write your design and access statement. It should be used to explain the design thinking behind your planning application and to demonstrate your commitment to design that is accessible and inclusive to all. You may find it useful to include pictures or photographs, or to refer to plans you have submitted in support of your application.

You should aim to provide as much information as possible. However, you may find that there are some sections which are not relevant to your application. Where this is the case please state that the section is 'not applicable'.

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

- Buildings – size, age, style, condition (further detailed information should be provided in the historic environment section if appropriate).
- gardens, landscaping and other open areas.
- boundaries – walls, railings, fences or other means of enclosure.
- immediately adjoining buildings and sites.

We have a terraced house built around 1890. We would like to build a log cabin at the rear of our garden. We currently have a hard standing and then a fence to our back garden, with a wooden shed adjacent to it.

We intend to move our fence to the boundary of our property, do away with the hard standing and replace the shed with a log cabin and new small shed.





2. Please provide details of how **access** issues have been addressed

The 'access' component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide SPD, but also how the applicant intends to meet their duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995).

Where relevant, this should include:

- Approaches to and around the site, including transport links
- Car-parking, setting down points, location of dropped kerbs (if required)
- All entrances, including visibility
- General horizontal/vertical circulation and layout arrangements
- Appropriate use of surface materials
- **Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building**
- Way-finding and signage
- An assessment of means of escape

There is an alleyway at the rear of our property that is used for householders to gain access to the rear of their properties. We will not be interfering with this in any way.

All of our neighbours have gardens that extend to the rear of their properties (unlike ours) and most have outbuildings such as sheds, garages and offices at the rear of their properties.





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

- Relationship of buildings, routes and spaces.
- Safety and security.

We will be building a Peggie Log Cabin (3m x 4m). A picture of this is below. We will be building a concrete base for the cabin. The cabin doors will open up on to our patio which will remain as is. There will be an 80 cm gap to the right of the cabin (allowing us to paint the sides of the walls) and a 90 cm gap to the left of the cabin. This 90 cm gap will allow us to have access to the gate at the rear of our property. The width of our garden is 470cm.

Behind the new log cabin there will be a 1 metre gap and where we will house a new 6' (1.88m) by 4' (1.2m) shed. The shed will be used to store bikes and garden equipment.

There will be a 1 metre gap between the shed and our new rear fence.

We will paint the log cabin grey and will use it as an office / TV / computer games room.

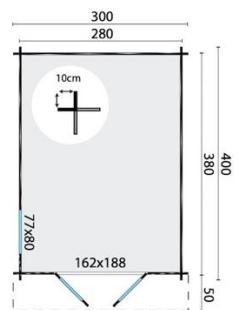
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4. Please provide details of the **scale/appearance** of the proposed development

- Height, width, length, materials, detailed design.
- Relationship to surrounding development.
- Relevant local and national policies and guidance.

The schematics of the log cabin are shown below. It is 2.43m high, 3 m wide and 4 m long

243
196



All sizes are approximate and include:



10,6m²



23,4m³



15,2m²



40mm



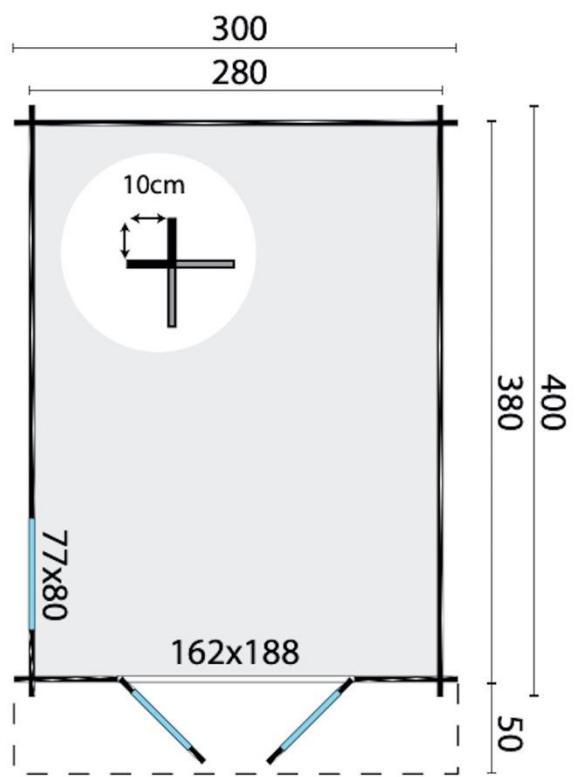
3-6-3



980kg



450x120x48cm



All sizes are approximate and in cm



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

N/A

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

The property is situated in the Ewell Village conservation area. Its character is residential and comprises in the main late Victorian terrace houses. They tend to have small rear gardens which back on to a new development of houses that would not be considered as befitting of the conservation area. The overall appearance, despite later alterations is that of uniformity of front elevations, but rather less grand and informal rears. The property subject of the application exhibits many of these characteristics and is considered to make a significant contribution to the heritage asset.

Impact

The impact of a new log cabin will have little impact on the character of the heritage asset. Its traditional design will be consistent with the character of the conservation area and the work completed will improve the aesthetic of the neighbourhood as our current back garden is messy and in need of improvement.