

# Design & Access Statement

Development of: Priory Road Flats

## **Proposal**

To demolish the existing storage sheds to the rear of 109-131 (Odds) Priory road and erect new storage sheds at the rear boundary. There will also be a new bicycle storage shed. The scheme will allow residents to make better use of the space and will provide a more open garden which is currently lacking in the current layout.

## **What features are on the existing site?**

The south of the site is located on the corner of Priory Road and Hubble Close (the new development of housing).

Currently, the site consists of: Low quality built sheds with no cycle storage. The sheds also block the view of the garden area and have been sectioned off with high black hoop top fencing to provide a drying area, thus the whole outlook at the rear is of railings and rendered old sheds in a dilapidated state.

## **Please provide details of how any access issues will be addressed?**

Existing access to the site is via a public pathway to the side of the building, there will be no closure of any existing rights of way nor will there be any additional public paths or roads created.

## **Please provide details of the layout of the proposed development?**

The major change to the layout of the site will be demolishing the existing shed outbuildings,

By carrying out this work and moving the location of the sheds, it will open up the available garden space and transform it into a green useable space.

By removing the outbuildings from the current location and opening up the site, it will allow the garden to become a wildlife friendly space.

## **Please provide details of the scale/appearance of the proposed development?**

The work will be sympathetic to the site surroundings and will enhance the natural landscape as well as providing space for garden areas.

The position of the new storage sheds is far less intrusive than the existing sheds as they are set back at the rear boundary.

The new sheds will have a clean modern look; they will consist of red brick walls with white doors and grey roof.

The application is for the new build sheds and only minor alterations are to be made to the landscaping, which is not included in this application.

With thanks

Great Estates Project Team