

Design and Access Statement: Proposed Shed, 7 Leam Terrace, CV31 1BB

Design Proposal

The proposal:

Part 1: The installation of a timber shed at 7 Leam Terrace, Leamington Spa, CV31 1BB.

Part 2: Replacement of metal trellis panels on brick wall to left of property and replacement with ecologically friendly timber panels.

All works are to be sympathetic to the character of the original building.

The shed will be respectful to the existing scale and style of the property and its context, maintaining similar proportions and materials as other sheds already occur in the immediate locality.

In the design of the proposed extensions and alterations, the following considerations have been made:

- A. Use and Layout
- B. Access
- C. Scale of the extension
- D. Appearance of the scheme
- E. Landscaping
- F. Heritage Assets

a. Use and Layout

In terms of use, the shed will provide necessary bike and garden tool storage space for the family dwelling at 7 Leam Terrace.

The replacement wall panels will provide a greater sense of privacy between number 7 and number 9 which the current wire mesh trellising does not provide especially in the Winter months when there is no foliage to screen the gap between the two properties by the in situ hornbeam trees.

b. Access

Access to the shed will be via a single timber shed door from the garden at 7 Leam Terrace.

c. Scale

The scale of the proposed shed to the back elevation of the house is in keeping with the existing elevation. The proposal seeks to build the height of the shed at no higher than 6.5ft so as to be visually subservient and not increase the visual height of the structure from the street or neighbouring properties. The footprint of the shed is proposed to be 12ft by 12ft.

Equally the proposed wall panels will be a like for like replacement in terms of size to the wire trellising in place at present and thus in keeping with existing aesthetics. Please see supporting documentation for further illustration.

d. Appearance of the scheme

The proposed extensions and alterations have been designed in keeping with the style of a traditional garden shed, which this proposal seeks to install.

The proposed elevations will be built in timber cladding with the shed door in timber. The proposed roof will be flat and clad in felt. The windows of the shed will be timber framed with traditional glazing. The floor of the shed will also be timber.

The design of the proposed shed has been designed to be a timber construction which has very little impact on the property and on the conservation area in general. There are several timber constructions in the vicinity which are of a similar size and scale if not larger. Historically there was a shed on the same site which was removed when it fell apart due to rot last year. The proposed building has been designed to be of a similar size and scale to the previous shed.

As the proposed structure is set behind the principle elevation of the dwelling at the rear of the property it is not felt to have any detrimental impact on the setting of the existing property. The height of the proposed shed is 6.5ft high and flat in roof structure.

e. Landscaping

The landscaping to the property will be preserved as existing.

f. Heritage assets

The site is within the Leamington Spa Conservation Area in Conservation Zone 12, which is predominantly Georgian/Regency residential in character.

As mentioned earlier, the shed in this proposal is relatively modern 20th century in style. The design and materials of the proposal are in keeping with the existing sheds and surrounding properties in the immediate area.

It is considered that the shed is sympathetic in terms of scale and material and would have little impact on the character of the heritage asset of the original buildings or the streetscape. The proposed development is well within the domestic curtilage of the property and although the site is within the conservation area it is felt that the proposed timber structure by virtue of its scale and materials will have no impact on the setting of the Conservation Area, nor on neighbouring properties. It will be sited against a boundary wall on one side and at least 2m from the back gate and the proposal is set well behind the principle elevation of the existing dwelling.