**Attachment 2 – Design and Access Statement**

**Stocks Cottage, High Street, Damerham, Hampshire, SP6 3EU**

**Proposal**

We wish to demolish 3 joining sheds that have been erected behind the garage on our property and replace them with a home office building of a similar size and look. The sheds were built a number of years ago and are mis-fitting sheds that have been joined together somewhat haphazardly to fit behind the garage. Previous owners have made repairs to try to waterproof the sheds. They are painted black to match the garage and have weathered over time.

**Site**

Stocks Cottage is a single dwelling on an approximately 0.5 acre plot on the High Street in Damerham with a holiday let on the property also. It is not a listed building but stands in an Area of Outstanding Natural Beauty, a conservation area. The location of the proposed building is behind the garage and therefore cannot be seen from the street. It may be seen from very limited positions, and only when the trees are not in leaf during the winter, from the children’s play park which sits the other side of the river at the end of the garden. This is more than 40m from the proposed site and we believe the view into our property, and therefore of the proposed home office, will be very limited.

The size of the new home office will be of a similar size to the sheds that are there currently – the maximum size currently is 5030mm width x 3650mm depth x 2500mm height. The new building is proposed to be 4871mm width x 3322mm depth x 2450mm height with a roof overhang on the front and side elevations of an additional 500mm.

For these reasons, we do not believe this development will have a negative impact on the conservation area.

**Design**

We wish to replace to existing timber sheds with a dark grey composite wood effect building to give a similar look to the sheds (see document with photos of existing sheds and examples of proposed). The composite nature of the new building will ensure it does not weather, is well insulated to minimise use of heating or cooling during the seasons and it will ensure the building maintains its integrity over time. There are many other outbuildings of a similar size or and many larger outbuildings throughout the village.

We are proposing that there will be windows along some of the front elevation which will face towards the back of the garden and the side elevation which will face into our garden – see drawings and floor plans. On all drawings & the floor plan provided, the front elevation is facing towards the rear of the garden (away from the house and the road) and the side elevation that has windows will face into our garden. The side elevation facing towards our neighbour’s boundary (Ashbourne House) has no windows.

We will also attach a new bird house to the new home office to provide a potential nesting place for birds and will introduce one additional bird house and an additional insect house into our garden to support the local wildlife and biodiversity in the area.

We believe that there is very low impact on the conversation area, it will remove the unsightly and uneven sheds and will enhance the look over what is there now. There will be no change to the front aspect from the road as the garage remains in front of the proposed development.

**Access**

The proposed design does not alter the access.

The area of the property where we are proposing for the new home office to be sited sits within a Flood Zone 1 area therefore, we do not believe a Flood Risk Assessment is required for this application.

We hope that you will like our proposed works and grant us permission.

We have had 2 calls with the duty officer for advice about this application and requirements for it. We were advised that there were not special considerations that were required for our application so additional pre-planning advice would unlikely provide additional benefit to our application.