

# Design and Access Statement

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How Green Farm Baldock Road Buntingford SG9 9RH

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Conversion of workshop to Detached House

29<sup>th</sup> March 2022

## **Proposal**

Conversion of workshop to detached house.

## **Existing Property**

Detached workshop

## **Neighbourhood and Streetscape**

The street has no buildings of a similar design.

## **Design and Layout**

The proposed works have been designed in accordance with the existing house and the Borough Plan and advice given:-

The design is based on the following principles:-

The works will blend with existing. New materials and windows will match existing.

The proposal is within the Borough guidelines and the proposed works will not disturb the neighbour's amenity.

No material changes of use are proposed. No underpinning or excavation will be necessary. No trees will be affected and no hazardous waste is involved.

No corner cutting is intended to facilitate cheaper building costs. We are trying to mirror design elements which adjacent properties have incorporated.

### **Heritage Assets and Climate Change.**

No significant conflict should occur between conserving the heritage asset and benefitting the property with sensible modifications.

### **Consulting Neighbours**

There are no neighbours.

### **Impact on Amenity, Outlook and Privacy of Neighbours**

There will be no negative impact on the amenity or privacy of the neighbours

### **Parking and Access**

There is off street parking.

### **Conclusion**

The neighbourhood will not be subject to any extra disturbance. No removal of major landscaping is necessary and security arrangements will be maintained.