



Design and Access Statement

Application for retrospective planning permission for the erection of a workshop, laying of hardstanding and change of use of land from former agricultural land to residential curtilage on land adjacent to Little Croft, Ermine Street, Colliers End, Ware, Hertfordshire SG11 1EH

Below is an assessment of the key 'Design and Access' issues formerly promoted by CABE which are still of relevance in the preparation of Design and Access Statements, namely: Use, Amount, Layout, Scale, Landscaping, Appearance and Access. This statement should be read in conjunction with the submitted Planning Statement, Heritage Impact Statement, and drawings.

Use	The proposed use is a workshop in association with the owners hobby of restoring and collecting vintage cars.
Amount and Scale	<p>The site is approximately 4014 sqm.</p> <p>The enclosed workshop building measures circa 107 sqm and at its highest point measures 4m.</p> <p>Two 'canopies' are connected to the main workshop on either side, at a lower level (2.76m) which take the form of 'lean-tos' which cover an area of 48.33 sqm to the east and 36.73 sqm to the west.</p> <p>The overall footprint of the structure measures 6m x 18.9m (113 sqm), which in the setting of the wider site area of 4,014 sqm, only represents 2% of built form.</p> <p>Loose Hardcore has been lain around the perimeter of the workshop to create a level and mud free access to the workshop, covering an area of 452 sqm.</p> <p>The remainder of the site (3343 sqm) has been left as vacant grass and shrub land</p>
Layout	The workshop has been located as close as possible to the applicant's existing residential curtilage to minimising the travel distance and the proportion of hardstanding required for access.
Landscaping	The landscaping is to remain as existing. No trees or hedges will be removed.
Appearance/Materials and Design	The workshop has been design to be commensurate with its rural setting. Its timber appearance is also congruous with the materials of the adjacent outbuildings and other rural structures within the wider area.
Access	Access would remain as existing through a gate to the rear of the applicant's residential curtilage.