



Planninguk

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DESIGN AND ACCESS STATEMENT

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19 Middleton Street, NR18 0AB
Refer to drawing 1232-19MID-OCT23

Design and Access Statement for Proposed Rectangular Shed

Introduction:

This Design and Access Statement outlines the proposed development of a rectangular shed at 19 Middleton Street, situated within the Wymondham Conservation Area. The purpose of this statement is to demonstrate how the design of the outbuilding promotes accessibility and enhances the overall character of the site.

Design Rationale:

The design of the proposed rectangular shed has been carefully considered to complement the existing Victorian house. The following design principles have guided the development:

Scale and Proportion:

The dimensions of the shed (3m x 3.25m) have been selected to maintain a harmonious relationship with the scale of the main Victorian house and the surrounding garden. The height at eaves (1.9m) and ridge (3.2m) have been proportioned to integrate seamlessly within the site while providing adequate internal space for storage and use.

Materials and Finishes:

Vertically timber cladding and a red slate roof have been chosen to align with traditional materials commonly found in buildings of historic significance. These materials not only complement the aesthetic of the Victorian house but also contribute to the overall durability and sustainability of the outbuilding.

Orientation and Access:

The shed is strategically positioned within the corner of a large garden, approximately 5m away from the nearest gate. This placement ensures convenient access to the outbuilding while minimizing visual impact on the surrounding landscape. Additionally, the inclusion of a single door and two windows facilitates natural light and ventilation within the interior space, enhancing usability and comfort.

Access Arrangements:

The proposed development maintains accessibility standards by providing clear pathways and entrances to the shed from the main Victorian house and the garden gate. The 5m distance between the gate and the shed allows for unobstructed access and ensures ease of movement for users of all abilities.

Conclusion:

In conclusion, the design and access arrangements for the proposed rectangular shed at 19 Middleton Street have been carefully considered to meet the Building Regulations while respecting the heritage significance of the site. By incorporating appropriate materials, proportions, and access arrangements, the proposed outbuilding enhances the functionality and visual coherence of the overall property, contributing positively to the character of the Wymondham Conservation Area.