

Design and Access Statement Householder – Extension (in a Conservation Area)

Proposal: A small garden room in a private garden of a ground floor flat in Smithfield Estate Manchester for the purposes of storage and having some extra space to sit.

1. What features are on the existing site?

On the physical site where the garden room would be built, there are currently paving slabs which would form the foundation. The garden room would be up against a garden wall that is around three-stories high so would not block any view or light. The rest of the garden is surrounded by a smaller wall (height: 1.56m) built from red brick that backs on to the rest of the houses on the estate. The flat attached to the garden is a ground-floor 1960s ex-council flat built from red brick.

2. Please provide details of how access issues will be addressed

Access will be attained through the back door of the flat. This is a private garden and therefore public access does not need to be addressed.

3. Please provide details of the layout of proposed development

The layout of the proposed development is detailed in the diagram below. The garden room will back onto a large windowless wall that forms the side of the adjacent flat block.

4. Please provide details of the scale/appearance of the proposed development

The garden room will measure L=3.90m, W=2.40m, H=2.02m and be built from high-grade slow-grown Scandinavian soft-wood, stained a brick-red colour. It is a rectangular shape, with glass French doors on the front and a glass window on the right-hand side. The roof is flat. The style is a classic and brick-red wooden room, similar in appearance to the surrounding Smithfield estate buildings. The link to the product is below:

<https://www.robertdyas.co.uk/power-14-x-8-pent-summerhouse>

It is only a temporary structure and therefore can be disassembled at any point.

5. Please provide details of the landscaping in the proposed development

No landscaping will be undertaken. The garden room will be erected on top of the existing paving slabs and will change nothing about the surrounding area.

6. Please provide details of how Heritage Assets issues have been addressed

The property is situated in the Smithfield Estate conservation area. Its character is predominantly residential and comprises in the main 1960s-built red-brick flat blocks of between two- three stories. The flats have small gardens that belong to the owners of the ground floor flats in the estate, but they vary in size. The garden of 5 Martlesham Walk is the largest on the estate.

Impact: The structure will be temporary and therefore have no permanent impact on the property, as it can always be disassembled. The garden room has been designed in timber and in a

traditional style; its colour will blend nicely with the red-brick and therefore be unobtrusive. It will not block any sightlines and will be only slightly visible from the path outside the house. Being at garden level and within a private, walled garden, it is considered have little impact on the character of the heritage asset. Its traditional design will be consistent with the character of the conservation area, and the brick-red colour and flat roof will mean it is unobtrusive to any onlookers.