

## **Design and Access Statement: Retrospective FPP for workshop extension at 14 Amos Crescent.**

**Design Principles & Concepts** The extension to the existing garage was intended to provide more room to move freely around the workshop and to allow for the option to have a second person working in the same space to enable the business to operate more efficiently. The additional space improves machinery safety by allowing unrestricted movement and eliminating trip hazards.

The addition sits on an area of the garden that had previously had a large but dilapidated shed, therefore the garage extension was replacing an existing timber structure and does not impact the existing garden layout. The positioning allows the house to retain the majority of the garden and the area now incorporated in the garage was in constant shade due to the large trees on a neighbouring property.

In order to match the exterior to the existing structure it has been clad in tanalised loglap. The timber frame and cladding ensure that the building is of sufficient quality and specification to last for several years, however it is also not a permanent structure, this allows flexibility for future use of the space, it can be retained as garden storage and garaging, as it was previously.

The applicant has a degenerative spine condition, and the workshop has been designed with the expectation that operations will likely cease within the next 10 years. Working from home has enabled the applicant to remain gainfully self-employed, as renting an external unit would eliminate the business's modest profit margin. The ability to balance work and rest ensures continued productivity while maintaining financial stability for the applicant and his family.

**Context Appraisal** The existing property is a residential dwelling situated within a suburban setting. The garage extension has been designed to integrate seamlessly with the existing built environment, ensuring minimal visual and physical impact on neighbouring properties and the wider streetscape.

The extension replaces a previously dilapidated timber shed, utilising an area of the garden that was largely underused due to shade from mature trees on an adjacent property. By maintaining the existing garden layout, the development preserves the property's original green space while ensuring efficient use of land.

Materials have been carefully selected to blend with the existing structure, with tanalised loglap cladding and flat felt roof, ensuring continuity in appearance. The extension remains in keeping with the aesthetic of nearby garden buildings and supports the character of the area by avoiding stark contrasts in design.

Efforts have been made to mitigate any potential disturbances, particularly concerning noise and traffic. The business operates at a small scale, generating minimal additional footfall beyond typical residential use, just one casual employee attends the property, no customers or sales agents are invited to the address. Vehicular movement is limited to avoid school run and peak times and there is no operating at the weekend beyond loading and unloading on the property's driveway. Moreover, soundproofing measures within the workspace ensure activities do not disrupt the peaceful nature of the neighbourhood.

This development also supports economic sustainability, allowing the applicant to remain gainfully employed while adapting to personal circumstances. By working from home rather than renting an external unit, the applicant maintains productivity while reducing pressure on local commercial spaces. The extension is a non-permanent structure, ensuring flexibility for future use. Its current

configuration accommodates workshop operations but can easily revert to storage or garage purposes, maintaining the adaptability of the property while aligning with local planning objectives.

**Access Policy** The garage extension has been designed to facilitate safe and efficient movement within the workspace while maintaining accessibility for future alternative uses. The layout prioritises ease of movement around equipment and materials, ensuring a functional and hazard-free environment.

- **Vehicular & Pedestrian Access**

Access to the property remains unchanged, with vehicles continuing to use the existing driveway and garage entrance. The small-scale nature of the business ensures no additional strain on local traffic or parking availability. Pedestrian access to the workshop follows established routes, ensuring minimal disruption to the residential setting.

- **Internal Layout & Mobility**

The increased workspace enhances usability by eliminating trip hazards and improving manoeuvrability around tools and materials. This design is particularly important for the applicant, who requires a workspace that accommodates safe and ergonomic movement due to personal health considerations. The layout supports future flexibility, allowing the space to be repurposed without significant structural alterations.

- **Impact on Surroundings**

The development does not obstruct access to neighbouring properties and maintains the existing garden layout, ensuring harmony with its immediate environment. Furthermore, measures have been taken to mitigate potential disturbances, such as soundproofing to ensure workshop activity does not impact nearby residents.

- **Operating Hours**

To minimise any impact on neighbouring properties, operating hours have been restricted to Monday to Friday, 8:30am to 4:30pm. There is no routine activity at weekends, aside from occasional loading and unloading of display items in connection with external shows and markets. The business operates on a seasonal basis, typically between March and September, during which time workshop usage is at its peak. From October to February, activity is significantly reduced and generally limited to personal domestic projects or the loading of tools for off-site work

- **Future Adaptability**

The extension has been designed as a non-permanent structure, allowing future modifications to suit different needs. Should workshop operations cease, the space can easily revert to garden storage or general garage use, maintaining long-term adaptability while aligning with residential planning considerations.

**Consultation & Feedback** The applicant has fostered a strong and supportive relationship with neighbours, including those in the four adjacent boundary properties, all of whom have expressed clear support for the proposed development. The business has contributed positively to the local area, with many residents owning bespoke pieces crafted by the applicant, reinforcing the workshop's role within the community.

Beyond direct business interactions, the applicant has actively participated in local initiatives, demonstrating a commitment to enhancing neighbourhood cohesion. This includes donating furniture to schools and voluntary projects, as well as organising community events, such as the Queen's Jubilee street party in 2022, where neighbours gathered on tables built by the applicant specifically for the occasion. These contributions reflect the applicant's dedication to maintaining a harmonious and engaged neighbourhood.

The workshop operates with a high level of consideration, ensuring minimal disruption to residents. The applicant is approachable, courteous, and committed to ensuring the street remains an enjoyable place for all households. The temporary nature of the extension further guarantees long-term adaptability, allowing the space to be repurposed as needed while maintaining its positive integration within the local setting.