Design and Access Statement
Property: 21 Claywell
Listing Status: Grade II Listed Building
Proposal: Installation of an external decking area in the rear garden

This Design and Access Statement has been prepared in support of a Listed Building Consent application for 21 Claywell, a Grade II listed two-storey cottage dating from 1876. The proposal relates to the installation of a modest decking area in the rear garden. This statement explains how the design is an appropriate response to the site and setting, and how it will be accessible and usable for the occupants.

The decking has been designed to sit sympathetically within the rear garden of the property. It will be constructed using natural materials that complement the domestic setting without competing with the historic fabric of the cottage.

The structure will be modest in scale, clearly ancillary to the main building, and located away from the listed cottage to avoid any physical or visual harm. It will not be visible from public areas and therefore will not affect the character or appearance of the conservation area.

The design aims to provide a practical, flat surface suitable for outdoor seating, enabling the occupants to make full use of the garden while enjoying the views from the property.

The decking will be directly accessible from the existing garden area, with no changes required to the approach, boundaries, or layout of the site. It is intended for use by the occupants and their visitors and does not affect public access.

The level surface of the decking will provide safe and convenient access for seating and leisure use. Its installation will improve usability of the garden by creating a stable and comfortable space within the sloped outdoor setting.

The proposal for a decking area at 21 Claywell represents a modest and sensitive response to the site. It preserves the special architectural and historic interest of the listed building while providing a practical enhancement to the outdoor living space. The development will have no adverse impact on the heritage significance of the building, its setting, or the wider conservation area, and will be safely and conveniently accessed by the prospective users.