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GARDEN SHED

23 FROGNAL,LONDON NW3 6AR



DESIGN AND ACCESS STATEMENT

**TO ACCOMPANY FULL PLANNING APPLICATION TO
THE LONDON BOROUGH OF CAMDEN**

1.0 INTRODUCTION

1.1 This Design and Access Statement is to accompany the Planning Application for the proposed garden shed in the rear garden of 23 Frognal, London NW3 6AR, demise of Lower Ground Floor Flat 1.

Please read in conjunction with all other attached drawings and documents that form part of this application.

1.2 SITE

The site is in Redington / Frognal Conservation Area. Although not listed, 23 Frognal is included as buildings that make a positive contribution to the conservation area (RF Conservation Area Statement, p26).

2.0 EXISTING

2.1 The existing shed sits along the rear fence to the 25b Frognal. The location and design of the existing shed are poor and therefore will be removed from the site.



Figure 1: Existing block plan



Figure 2: Photo of the existing shed

3.0 PROPOSED

- 3.1 The proposal entails the replacement of the existing garden shed with a more practical sized shed and re-orientation of the shed for enhanced privacy, particularly due to the prominent contemporary structure situated closely in the background.

The new shed is set within a spacious garden, occupying only a modest portion of the overall garden area.

The new shed will be constructed using timber materials to blend in with the existing garden enclosure. Despite the slightly larger footprint of the proposed structure, the introduction of a new flat roof design ensures that its overall height remains lower than that of the existing shed.

We envision that this approach combines practicality and aesthetics, contributing positively to the overall landscape and ensuring that the shed fits in harmoniously with the surroundings.

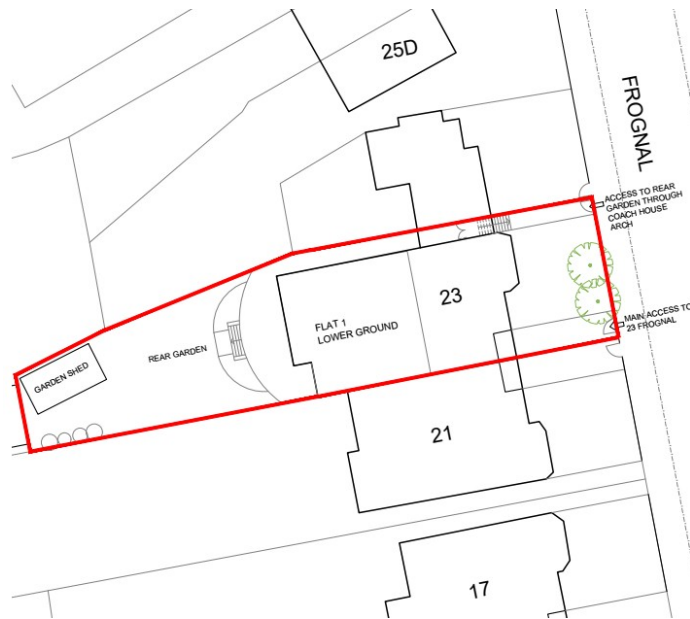


Figure 3: Proposed OS Plan

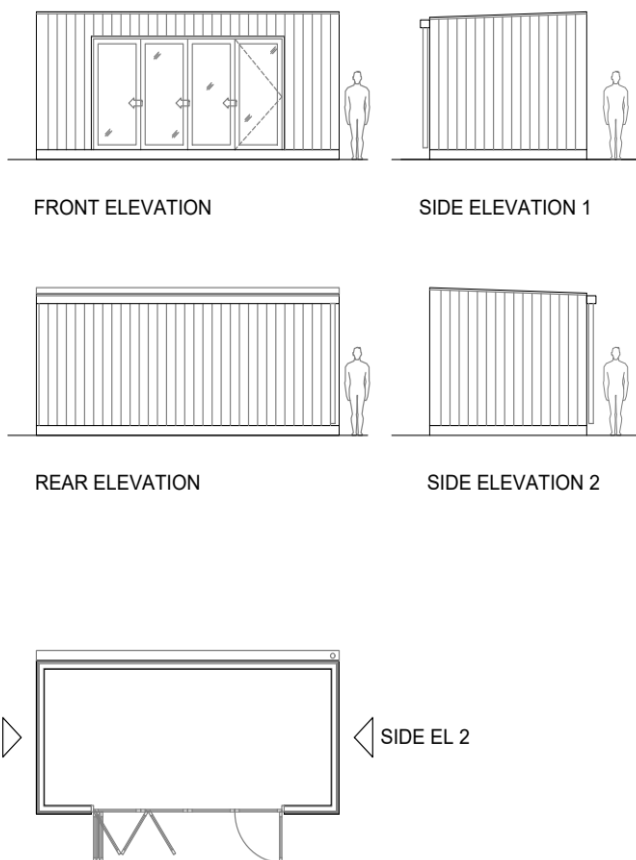


Figure 4: Proposed Plan and Elevations

4.0 GREEN AND ECOLOGY

4.1 TREES AND LANDSCAPING

The new shed will be built in timber to keep with the existing character of the garden. No trees or greenery will be cut to accommodate the erection of the new shed.

5.0 ACCESS

5.1 No change to the existing access arrangement to the main house or garden is being proposed. The main access is from the main street via the front garden. The secondary access through the arch of Coach House also remains.

6.0 CONCLUSION

6.1 The proposed design for the shed is subtle and considerate towards the primary and neighbouring structures. With careful selection of materials and attention to details, the shed is positioned to have a favourable impact on the Redington and Frognal Conservation Area.