

## **Design and Access Statement – 2209.DAS.01A**

### **Proposal for new outbuilding within the rear garden of:**

Flat 6, 9-11, Belsize Grove, NW3 4UU

#### **Introduction**

This is a supporting statement / design and access statement to accompany a full planning application for a single storey timber garden outbuilding ancillary to the adjacent apartment of **Flat 6, 9-11, Belsize grove, NW3 4UU.**

#### **1. AMOUNT**

The proposed development has an external floor area of 33.8M2 within a rear garden area of 208m2. It is a timber framed single storey eco-outbuilding that accommodates approximately 15% of the garden space.

#### **2. LAYOUT**

The proposed outdoor structure has no effect to the surrounding routes of the site or public realm as it is nestled within fence lines and positioned approximately 26m away from the rear façade of the existing main apartment building. No public spaces are being affected.

#### **3. SCALE**

The external dimensions of the outbuilding are 8.66m wide x 3.9m deep x 2.8m/3.0m high from ground level.

#### **4. LANDSCAPE**

The proposed studio will sit in an area of disused garden space surrounded by high foliage - **See Image 1.**

#### **5. APPEARANCE**

The timber outbuilding is a modest contemporary structure using natural sustainable materials. Premium grade timber is used for the cladding which naturally weathers to an attractive silvery shade. Aluminium cladding is used for elevations adjacent to boundaries. The roof is covered in a living sedum blanket which contributes to the biodiversity of the area and will also mean that the studio is discrete when viewed from above. The windows are Scandinavian laminated pine. It is considered that the proposal with its natural materials will enhance the site and surroundings.

#### **6. PROPOSED USE**

The outbuilding will be used for ancillary residential purposes.

## 7. ACCESS

The access to the site will not be altered or replaced in anyway; the studio is situated close to the fence line where it does not intrude on any existing paths or access points to the main dwelling or site.

**IMAGE 1**

