

# **Design and Access Statement**

17 Pond Street  
London  
NW3 2PN

This Design and Access statement has been prepared in support of the planning application by the agent on behalf of the applicant, consent is sought for:

## **The construction of a single storey timber clad contemporary garden building to be used as a leisure space.**

### **Design**

The proposed installation is a contemporary design the materials used are predominantly constructed from natural materials and very energy efficient with excellent superior thermal insulation. The internal floor area will be 17.5sqm with a modest footprint in relation to the floor space offered.

The building is single storey with a hidden mono roof; the highest point is 2.5m at front, sloping to the rear. The external aluminium bi-folds & modest uPVC window frames will be black externally and white internally - all will have double glazed units. The building will be faced with vertical composite black cladding on the front & left elevations and tanalised honey redwood cladding on the right & rear elevations. The decking is black composite.

### **Layout**

The proposed building will be located within the rear garden. The main dwelling will not be altered or affected by the installation. See images below.

### **Scale**

The proposed building has been designed to a modest scale in proportion to the size of the area and will fit into the space comfortably still allowing for plenty of open space for further planting and there is a good distance between itself and the property.

### **Landscaping**

The building will be built using a concrete pile foundation system. The fencing and brick wall will remain to screen the building. A previous tree has been removed, which was approved under a Tree Works application. See images below.

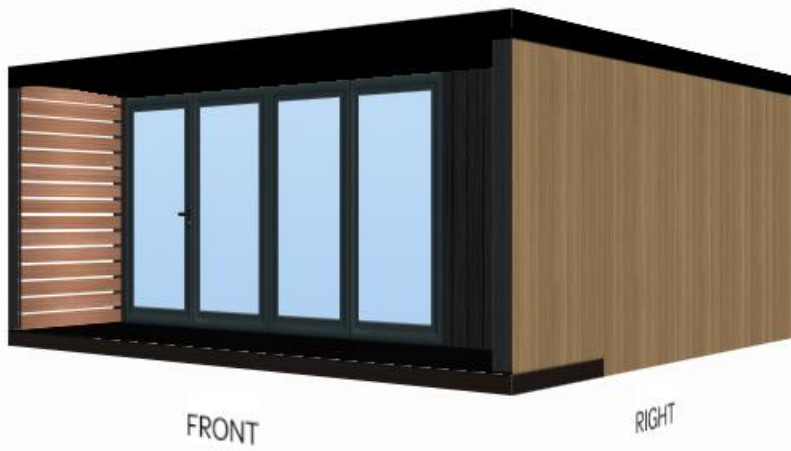
### **Vehicle Access**

The existing vehicular and pedestrian access are unaffected by the proposal.

### **Conclusion**

The building is designed to be a modest & contemporary statement which is not obtrusive to the existing house and surrounding area. We believe the proposed installation will not have any detrimental impact on the environment. It is located away from the listed building and will not be visible from the public highway. The proposed building will have no connection to drains or water, just an electrical supply. The building is to be used ancillary to the main dwelling for the enjoyment of the homeowners as a leisure space.

## Proposed Building



## Proposed building location

