

Design and Access Statement – 2304.DAS.01(rev A)

Proposal for new outbuilding within the rear garden of:

25a Chetwynd Road, London, NW5 1BX

Introduction

This is a supporting statement / design and access statement to accompany a full planning application for a single storey timber garden annex at **25a Chetwynd Road, London, NW5 1BX**.

1. AMOUNT

The proposed timber framed outbuilding has an internal floor area of 4.9m² and a footprint of 7.1m² within a rear garden area of 39.5m². The total existing amenity space is 47m² including the front area. The existing GIA of the flat is 60m². The proposed outbuilding accommodates 17.25% and retains 82.25% of the rear amenity space. The building is considered to be well proportioned within the context of the garden space. By way of background it is not unusual for garden buildings to accommodate up to 50% of a garden space both under planning approval or within permitted development.

2. LAYOUT

The proposed outbuilding has no effect to the surrounding routes of the site or public realm as it is nestled within fence lines and positioned approximately 4m away from the rear façade of the existing main house. No public spaces are being affected.

3. SCALE

The external dimensions of the outbuilding are 2.8 wide x 2.5m deep x 2.5m high from the ground level at the front of the building.

4. LANDSCAPE

The main garden area is hard landscape surrounded by high foliage and young trees. The proposed studio will sit within the hard landscaped area so not using any green space. (Shown in images 1 below)

5. APPEARANCE

The timber outbuilding is a modest contemporary structure using natural sustainable materials with a flat roof. Premium timber cladding is used for the external elevations together Scandinavian pine windows. It is considered that the proposal with its natural materials will enhance the site and surroundings.

6. PROPOSED USE

Ancillary residential purposes. The outbuilding will be used for ancillary residential purposes/to be used for purposes incidental to the enjoyment of the dwelling house.

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

