

# **Design and Access Statement**

Flat 2  
73 Eton Avenue  
Camden  
NW3 3EU

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 contemporary garden building to be used as a home office.**

### **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 7.442sqm with a modest footprint in relation to the floor space offered.

The building is single storey with a sloping roof; the highest point is 2.44m at front, sloping to the rear. The external uPVC sliding door & modest uPVC window frames will be graphite grey - all will have double glazed units. The building will be faced with composite oak cladding to all elevations.

### **Layout**

The proposed building will be located within the rear garden, replacing an existing timber structure. The area is tucked into the bottom of the garden to allow plenty of space. 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, with a small amount of ground levelling required. A small amount of vegetation requires removal for the installation. No trees will be removed or cut back as a result of this installation. The existing timber structure will be removed. 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 main dwelling 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 home office.

## Proposed Building



FRONT



REAR

## Proposed building location

