



DESIGN AND ACCESS STATEMENT

Design and Access statement for Proposed Garden Room

Flat 1, 53 Iverson Road, West Hampstead

INTRODUCTION

This Design and Access Statement has been prepared to support the planning permission application for the installation of a garden room at Flat 1, 53 Iverson Road, West Hampstead, London. The garden room will be positioned within the rear garden of the property, providing a dedicated office space for the resident.

DESIGN

The proposed garden room is of modern design but utilizes traditional materials to ensure it fits harmoniously with the surrounding environment. The key design features include:

- **Dimensions:** The garden room measures 3.288m externally in width and 2.788m in depth, with an external height of 2.5m.
- **Cladding:** The structure will be clad in Canadian cedar vertical cladding on the front and visible side elevations, with Cembrit cladding on the rear and non- visible side elevations. This combination of materials provides a sleek and natural aesthetic while ensuring durability and weather resistance.
- **Windows and Doors:** The garden room features anthracite/white uPVC French doors (2.4m wide) and a static window (1.0m wide), which allows natural light to flood the internal space.
- **Roofing and Trim:** The roof will be finished with EPDM rubber, a durable and low-maintenance material.
- **Internal Finishes:** The internal walls and ceiling will be plasterboarded and skimmed for a smooth finish, with LED downlighters providing ample lighting. Laminate flooring will be installed to ensure easy maintenance.
- The design has been carefully chosen to create a modern yet simple structure that blends well with its surroundings. The use of natural materials such as cedar cladding ensures the garden room remains visually appealing while maintaining a sympathetic relationship with the surrounding area.

ACCESS

The proposed garden room will be located within the rear garden of the flat at 53 Iverson Road, with access through the existing garden entrance.

- **Vehicular Access:** There will be no impact on vehicular access, as the work is confined to the rear garden and does not alter any existing parking arrangements.
- **Pedestrian Access:** The garden room is easily accessible from the existing garden path. The installation will not impact any existing access routes, rights of way, or neighbouring properties.
- **Emergency Access:** Access for emergency services will remain unchanged, as the garden room will not impede any existing entry points to the property.

USE

The proposed garden room will function primarily as a home office. This addition is designed to meet the resident's need for dedicated workspace within the property, contributing to the overall functionality and comfort of the flat.

CONCLUSION

The proposed garden room at 53 Iverson Road, West Hampstead, is a modest and well-considered addition to the property. Its design respects the character of the surrounding area, and its position within the rear garden ensures minimal visual impact on neighbouring properties. The choice of materials and finishes provides a modern yet sympathetic aesthetic, while the compact design ensures it complements the garden space without overwhelming it.

This application seeks to enhance the usability of the property while maintaining a harmonious relationship with the local environment.