

Design and Access Statement

Garden Flat
72 Parkhill Road
London
NW3 2YT

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 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 bifold doors, uPVC single door & modest uPVC window frames will be graphite grey - all will have double glazed units. The building will be faced with vertical tanalised natural redwood cladding and composite cedar cladding.

Layout & Scale

The proposed building will be located within the rear garden, replacing an existing timber structure. The main dwelling will not be altered or affected by the installation. 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 a good distance between itself and the property.

Landscaping

The building will be built using a concrete pile foundation system, building onto the existing astroturf. Existing shrubbery will require removal, but the surrounding fences will remain to screen the building. The existing timber structure will be removed.

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 will replace the existing timber structure and will make use of an unused space. 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

RIGHT



REAR

LEFT

Proposed building location

