

# **Design and Access Statement**

Flat 3  
18 Aberdare Gardens  
London  
NW6 3PY

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 & gym. The installation of a small shed to be placed on an existing concrete base.**

## **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 2.7m at front, sloping to the rear. The external uPVC doors & window frames will be graphite grey - all will have double glazed units. The building will be faced with vertical tanalised natural redwood timber to all elevations.

Please see included documentation: 'Shed details' for information regarding the new shed.

## **Layout & Scale**

The proposed building will be located within the rear garden. There are a few small trees within falling distance, however none of them will be affected by installation and we will follow our Method Statement for Piles near Tree Roots as a precaution. 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, meaning that some unused space is finally used.

## **Landscaping**

The building will be built using a concrete pile foundation system. The existing trees, along with the fencing will remain and screen the building. No trees will be removed or cut back as a result of this installation.

## **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 & gym.

## Proposed Building



FRONT

RIGHT



REAR

LEFT

## Proposed building location

