

Design and Access Statement

Flat 2
77 Greencroft Gardens
London
NW6 3LJ

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 workshop.

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 8.54sqm with a modest footprint in relation to the floor space offered. The building is single storey with a sloping roof; the highest point is 2.5m at front, sloping to the rear. The external doors & windows will be graphite grey/black - all will have double glazed units. The building will be faced with uPVC cladding with woodgrain vinyl coating in Oak to all elevations.

Layout & Scale

The proposed building will be located within the rear garden, situated in an unused part of the garden. The area is surrounded by clusters of established trees, none of which will be affected by the installation. The main dwelling will not be altered or affected by the installation.

Proposed Use

The proposed building will be used as a workshop by the applicant.

Landscaping

The building will be built using a concrete pile foundation system, following our Method Statement for Roots near Tree Piles. The existing wall and vegetation will remain and screen the building. No trees will require cutting or removal for 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 workshop.

Proposed Building



Proposed building location

