

design & access statement

Proposal for new outdoor structure within the rear garden of:

26A Elsworthy Road, London NW3 3DL

1. AMOUNT

The proposed development has an internal floor area of 27.6m² within a garden area of 193.5m². It is to replace the existing outbuilding and children's playground structure with a timber framed single storey eco-outbuilding for ancillary residential purposes.

2. LAYOUT

The proposed outdoor structure has no effect to the surrounding routes of the site as it is nestled near fence lines and positioned to the rear of the garden. No public spaces are being affected.

3. SCALE

The external dimensions of the outbuilding are 6.6m wide x 6.0m deep x 2.8m high from ground level.

4. LANDSCAPE

The existing Plane Tree (T1) in the rear garden and the Lime Tree (T2) at the neighbouring garden will be protected through the development of the site as outlined in the Arboricultural Impact Assessment Report.

We wish to clarify that the outbuilding requires no conventional foundations or base. They have been designed to be suspended above the ground on adjustable bearing shoes, eliminating harm or root damage to any nearby trees.

The nature of our works together with these protective measures should prevent any potential damage to the nearby trees.

5. APPEARANCE

The green roofed outbuilding is a modest contemporary structure using natural sustainable materials. Premium grade western red cedar is used for the cladding which naturally weathers to an attractive silvery shade. The windows are Scandinavian laminated pine painted a subtle earthy grey tone. The roof is planted with organic sedums, herbs and succulents providing greenery to the patio garden whilst minimising any visual impact to the surroundings. Furthermore it is considered that the proposal with its natural materials will enhance the site and surroundings compared to the existing outbuilding and un-used playground structure.

6. PROPOSED USE

Ancillary residential purposes

7. ACCESS

The access to the site will not be altered or replaced in anyway; the studio is situated close to a fence line where it does not intrude on any existing paths or access points to the main dwelling or site.