

**Design and Access Statement
For
Garden Flat, 23 Cannon Place, London NW3 1EH**

Design statement

Introduction

The property which this Design and Access Statement refers to is a 3 bedroom garden flat which is part of a 4 storey, semi-detached, Victorian Property (1880's). It is located within the 'Christchurch Area' which is 'sub area two' within the "Hampstead Conservation Area". The house at the above address is not a listed property.

The Aim

The aim of the proposed works is to provide a children's play area for a growing family, who have a toddler & are also expecting twins.

The proposal

The application is to: cut down 1 dead tree & 2 dying trees; reduce height of the rear portion of the garden back to the same ground level as the back of the house and to build a play room at the far end.

Trees

We propose to cut down 3 trees which are not under a TPO; the middle tree is dead and the other two are dying. For more details please refer to tree survey / Arboricultural statement attached.

Rear Garden

We propose to lower the garden to reduce the impact of the playhouse onto the neighbours. Also, lowering the garden will create one sensible garden area instead of 3 small areas (paved patio, garden and playhouse).

Playhouse

The playhouse is divided into play area and shower / WC and has a gross area of 20 square meters.

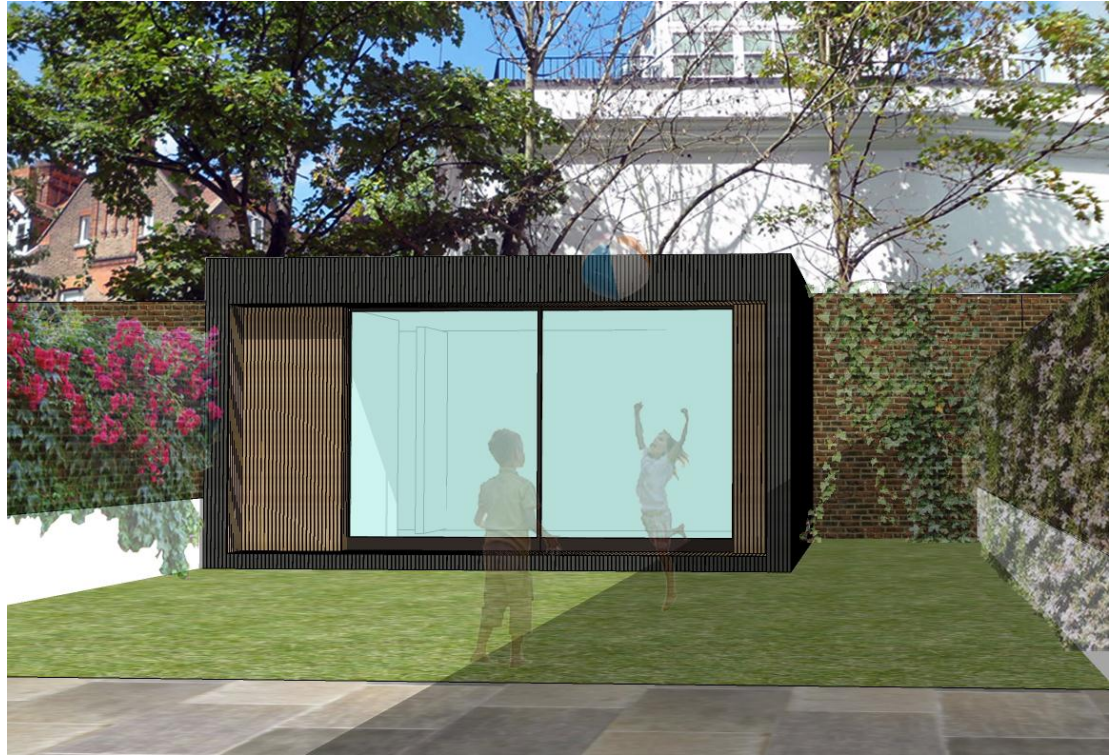
We are proposing a 'Green Roof' to lower the impact on neighbouring properties from above, reduce the surface run-off of rainfall, improve sound insulation, reduce heat loss & increase the life of waterproofing membranes lying at the base of the roof. It will also provide an important microclimate for insects, bird life etc.

With exception to the concrete slab, the entire construction will be made of timber and timber clad to be sustainable, quick to build and to respect its surroundings.



Choice of external materials

'Cannon Place' and 'Cannon Lane' have naval cannons partially buried along the pavement used as bollards. The cannons are painted black and have rust on the internal part of the cannon. The idea behind using black stained cedar and oak cladding was to capture this colour contrast and express it in a new and modern way.



Access Statement

There are no alterations proposed to the current access arrangements, therefore being a private domestic property, we understand that the requirements for these considerations in this case do not apply.

