

119 King Henrys Road

1802/D&A

Design & Access Statement.

06/02/12

1.0 Access

1.1 Access to rear garden is via existing external side passage of lower ground floor flat.

2.0 Design

2.1 The proposed garden room is located in the rear sunken (lower ground floor) garden of the garden (lower ground floor) flat.

2.2 The enclosure is on the rear of a walled garden and is therefore considerably screened from all neighbouring properties by the existing brick and timber perimeter garden walls.

2.3 The volume of the proposed garden room has not detrimental impact on any aspect of the amenity of any adjoining property.

2.4 The proposed building is not visible from the public realm and has no detrimental impact on the character of the conservation area.

2.5 The proposal is similar in context to the recently approved garden room at the rear of 113 King Henrys Road.

2.6 The materials chosen are appropriate to the nature of a building set in a garden context.