

design & access statement

Re: Proposal for new outdoor structure within the rear garden of 1 Belsize Studios, Glenilla Road, London NW3 4AT

We would like to draw the council's attention that there was previously permission granted for a summerhouse on the above site which has now expired, application ref: 2007/5422/P, Dated 17.12.2007.

1. AMOUNT

The proposed development has an internal floor area of 21.3m² within a garden area of 307.3m², comprising of a timber frame 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 internal dimensions of the outbuilding are 7.28m wide x 2.86m/3.00m deep with an external height of 2.9m from ground level.

4. LANDSCAPE

All existing planting on site will remain. 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 which sit on a minimum number of concrete blocks surrounded by a membrane to prevent concrete penetrating soil, eliminating harm or root damage to any 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 further greenery to the garden whilst minimising any visual impact to the surroundings.

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.