

**DESIGN & ACCESS STATEMENT FOR**  
**26 WEDDERBURN ROAD, NW3 5QG**

The existing property has been three flats for many years which are owned by The Saddler Trust.

The proposal will affect one neighbour and two residents immediately. However as the existing garage is clad with asbestos sheet, we feel a benefit will be taken from its replacement, both aesthetically and from a potential safety aspect.

The new garage will be solely used by the inhabitant of 26b for parking a motor vehicle.

The new garage will fit the existing garages footprint, apart from it will attach to the brickwork, forming a 'lean-to' effect. This was designed to get rid of the small void (100mm) between the existing garage and brickwork wall to avoid any potential damp and rubbish problems.

The proposed new garage is 3.10m wide x 5.20m long x 2.30m to low side / 3.10m to high side eaves. No change in overall development size will occur.

No changes to the existing hard or soft landscaping will be required.

The choice of materials was considered, and a timber clad building chosen. The cladding can be coloured to suit the existing surroundings and are environmentally suitable. As the existing garage is asbestos clad, we could not match this so a new cladding had to be chosen, the timber framing and metal doors however are in keeping with the original garage.

No changes to site access will be made. All groups of people will be able to access the new garage.