

## **DESIGN AND ACCESS STATEMENT**

Flat 1 113 Canfield Gardens NW6

### ***Location***

113 Canfield Gardens is a four storey detached property converted into self-contained flats. The large rear garden is divided between the two ground floor maisonette.

### ***Proposal***

The proposal is for a garden room to provide space for a home office and relaxation room flexible use in association with the main dwelling. It is designed as a small pavilion structure at the rear of the garden.

Previous applications of a similar type granted permission are  
113 Canfield Gardens (2008/4334/P)  
113a Greencroft Gardens (2007/2008/P),  
108a Goldhurst Terrace (2008/1945/P) and  
56 Aberdare Gardens (2004/5208/P).

### ***Materials and Detailing***

All materials used in the construction will be of high quality. Windows will be anodised aluminium with timber cladding to walls. The flat roof is extended to provide some visual obstruction to the interior from high level windows opposite. The extended roof will be supported by timber columns.

### ***Access***

Access to the pavilion will be from the flat. As it is on the same level access will be available to all.