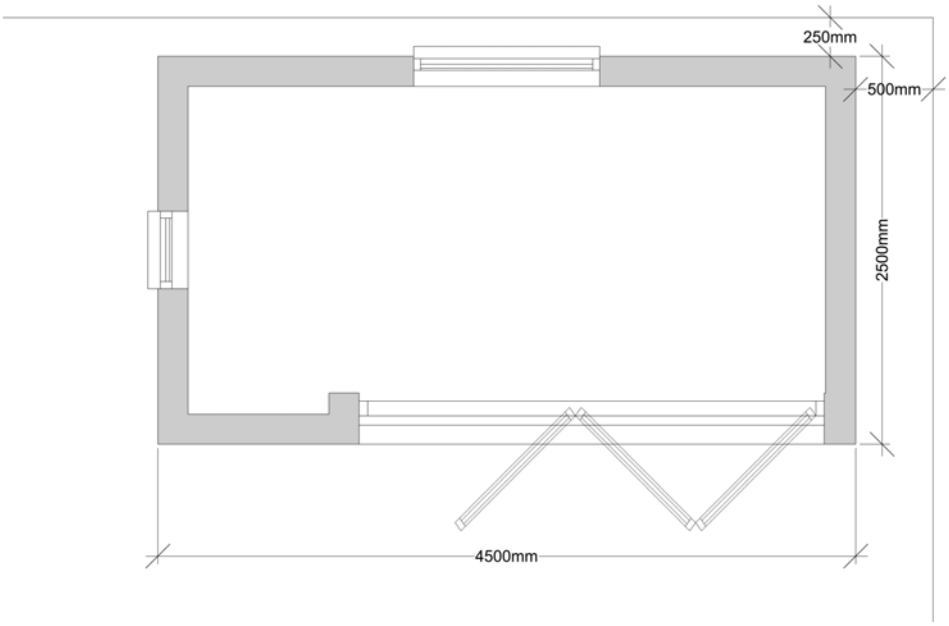
Design & Access Statement:
Frances Tomelty, 29A Belsize Park Gardens, London NW3 4JH

1. The proposed structure is derived from one of our standard range of modular, pre-fabricated garden buildings – for further details on the range of designs, see www.green-studios.com.

2. The proposed building comprises a single storey timber-frame structure measuring 4.5m x 2.5m externally. The height of the structure itself is 2.49m falling to 2.44m. The building will be installed to the South East corner of the site – well secluded by existing planting (to be retained).



3. The structure has been designed using materials to complement the main dwelling house, with walls finished using "Limestone White" colour organic resin render from K-Rend (see http://www.k-rend.co.uk/products/range/Silicone-Thin-Coat). The powder coated aluminium joinery is finished in Farrow & Ball colour 234 (Vert de Terre) to match the recent glass conservatory addition to the rear of the property. This combination of cladding and fenestration colour has been chosen to provide a sympathetic back-drop to a mature garden setting.

4. The proposed building will not visible from Belsize Park Gardens.

5. The overall size of the building is designed to function as a garden leisure room. The proposed studio will be located adjacent to the South and East garden boundary walls, each of which measure 2m high, above ground level, with a further 90cm high trellis to the top. As such the proposed building will be fully screened from view from neighbouring gardens. Furthermore, the applicants garden is densely planted with mature shrubs and small trees, all of which will be retained to provide additional screening.

6. The use of the building is ancillary to the use of the main dwelling house and it will not be used for sleeping accommodation.

7. The proposal will have no impact on any trees. Some small shrubs and hawthorn hedging will be removed.

8. The proposed development has no impact on parking provision.

9. The proposed building comprises excellent levels of thermal insulation and air-tightness to minimise on-going energy consumption. All timber used in it's construction is sourced from FSC-accredited sustainable sources, the aluminium windows and doors are made from 90% recycled materials, the render finish is produced using organic materials and the internal cladding boards are made from 100% recycled materials.

10. The roof will be formed using Firestone Rubbercover single ply EPDM in black, finished into an aluminium roof edge trim. Please see the photos overleaf for further details. In addition, the proposed roof will be covered with living green Sedum plants (see www.environmat.co.uk) for an attractive, draught tolerant landscape feature to reduce the impact of the structure on neighbours' outlook.

Design & Access Statement: Supporting photos

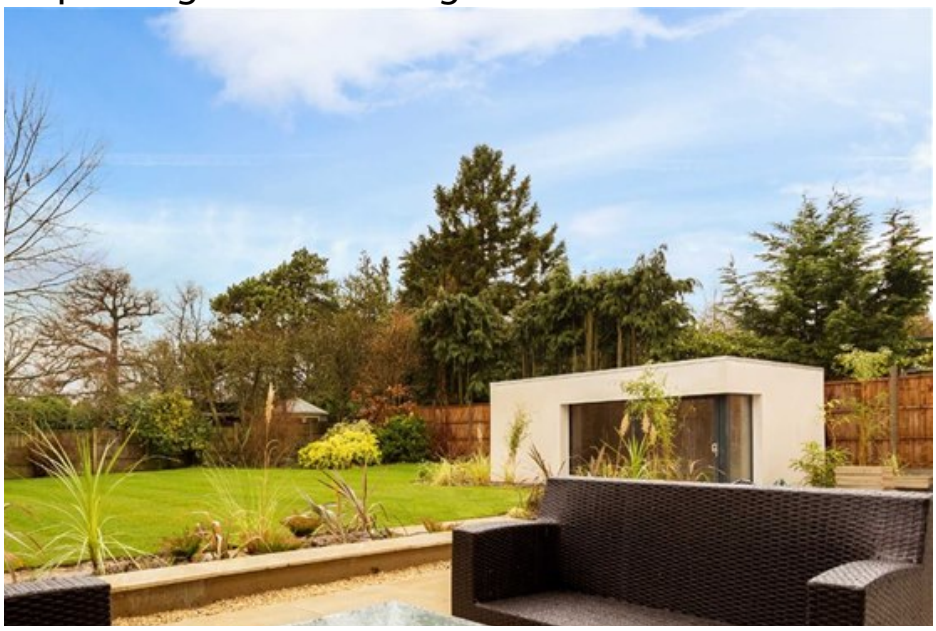
Existing site

ABOVE: the proposed location at the South East corner of the applicant's garden (in place of the garden swing-seat). NOTE the 2m tall brick walls with 90cm tall trellis on top, largely screening the proposed structure from view.

BELOW: view from the rear of the applicant's dwelling – the proposed installation site is fully screened by the retained planting .

Design & Access Statement: Supporting photos

Proposed garden building



ABOVE: a larger building showing the proposed materials – Limestone White colour render finish, albeit with dark grey colour windows and doors.

BELOW: the living green Sedum roof finish proposed, including 20-40mm pebbles to the perimeter

Design & Access Statement: Supporting images

3D massing images

ABOVE: proposed out-building front elevation (North West) as viewed from the North West boundary with 27 Belsize Park Gardens; note the scale of the existing boundaries.

ABOVE: proposed out-building view of front and left side elevations (North West and North East elevations) with limestone white colour render finish and Farrow & Ball "Vert de Terre" colour windows and doors.

ABOVE: view from the rear of the dwelling showing the small ventilation window proposed
BELOW: perspective image of the living green Sedum roof and triple-skin dome roof window; also note the vertical sliding sash window to the rear (South East) elevation