

Design & Access Statement

**Proposed single storey timber framed, timber clad garden room in the garden of:
Flat 2, 12 Lyndhurst Gardens, London
NW3 5NR**

It is proposed to erect beautiful timber clad garden room. The proposed detached garden room is intended to be used as a hobby room for reading and relaxing, which is separate from the house, and one that reflects our client's needs and allows them to achieve a balance lifestyle.

The buildings core construction is timber frame, which is clad externally with Western Red Cedar Cladding on all elevations. Natural materials are used so that the building can blend into a garden environment. Timber frame was chosen as it makes good ecological sense, as it's a renewable resource with a low embodied energy. Its lightweight structure allows foundations to be used in the form of individual concrete pads combined with a post and beam system ensuring minimum disruption to the site.

Through careful selection and arrangements of materials we have attempted to minimise the visual impact of the structure. The shape and style was designed to keep the overall height of the building as low as possible hence reducing the impact on the existing house and neighbouring properties.

The proposed roof is Sedum planted green roof. The windows and doors are timber with low emissivity high performance double-glazing. The glazing opens up the space allowing air to penetrate and provides an 'inside-outside' space. The proposed internal floor area of approximately 16.5 sq meters is tiny in scale compared to the overall size of the plot therefore we believe that its scale respects the context. The proposal respects the dominating character of the property by being subservient in scale.

There are tiny trees on site. Please see Arboricultural report and tree protection plan for more details. No trees are to be removed or pruned to facilitate the development.

We believe that through the use of quality materials, simple detailing and the way that the structure responds to its context it incorporates good design. We believe that the garden room is sympathetic to its surroundings and will enhance the landscape and the general area for the people that it affects. It is in keeping with the architectural character of the area, which the site is located and complies with local policies.