

**Design and Access Statement - 1407.DAS.01 REV 01**

**Proposal for new out building within the rear garden of:  
18 Croftdown Road, London NW5 1EH**

**Introduction**

This is a supporting statement / design and access statement to accompany a householder planning application for the erection of a single storey garden studio to 18 Croftdown Road, London NW5 1EH.

**1. AMOUNT**

The proposed development has an internal floor area of 14m<sup>2</sup> within a garden area of 95m<sup>2</sup>. It is a timber framed single storey eco-outbuilding for ancillary residential purposes.

**2. LAYOUT**

The proposed outdoor structure has no effect to the surrounding routes of the site or public realm as it is nestled within fence lines and positioned approximately 10.20m away from the rear façade of the existing main house. No public spaces are being affected.

**3. SCALE**

The external dimensions of the outbuilding are 3.9m wide x 5 m deep x 2.7m high from ground level. The outbuilding is 2.4m high when viewed from the rear from the neighbouring property.

**4. LANDSCAPE**

The proposed studio will sit in an area of disused garden space. The outbuilding does not require conventional foundations or base. The studio has been designed to be suspended above the ground on adjustable bearing shoes therefore eliminating harm or root damage to any nearby trees. The existing floor level is decking which will be removed so that the studio can sit at true ground level -200mm below existing decking level (please see Image 01)

**5. APPEARANCE**

The green roofed outbuilding is a modest contemporary structure using natural sustainable materials. Premium grade timber 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. It is considered that the proposal with its natural materials will enhance the site and surroundings.

The wall to the rear of the garden is very low and the residents at both 18 Croftdown Road and the opposite neighbours at 24 Woodsome Road are keen to increase privacy. The back of the studio will act as a barrier which provides this privacy. The residents of 24 Woodsome Road have commented on the planning application saying:

'We have no problems in general with this proposal and have been advised by the owners of their plans, though would like reassurances that it would not impact on our privacy by overlooking our property and that the structure would not be sufficiently high so as to lead to a loss of light for our property & garden.'

They should have no objection to the proposal as there are no windows overlooking their property, and the proposal actively increases their privacy. The sun direction means that the studio (which protrudes a little over a meter above the boundary wall) will not cast any significant shadows on the neighbouring garden at the rear.

The client has also proposed a planting scheme, as detailed in 1417.PL.02 REV B, which will help to soften the appearance of the rear of the studio.

## 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 sideways close to the fence line where it does not intrude on any existing paths or access points to the main dwelling or site.

### Image 01

