

Design and Access Statement – Denise Joseph

Proposal for new out building within the rear garden of: 32 ELSWORTHY ROAD, LONDON, NW3 3DL

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 **32 ELSWORTHY ROAD, LONDON, NW3 3DL**

1. AMOUNT

The proposed development has an internal floor area of 25.9m² within a garden area of 333m². 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 29m 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 8.1m wide x 4.7/3m deep x 2.8m high from ground level.

4. LANDSCAPE

The proposed studio will sit in a sheltered area of garden space currently occupied by a brick summer house and a garden shed. 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. This has been designed in consultation with and approved by an arboriculturalist. Please see attached ARBORICULTURAL IMPACT ASSESSMENT REPORT

5. APPEARANCE

The green roofed outbuilding is a modest contemporary structure using natural sustainable materials. Premium grade western red cedar 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.

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

8. IMAGES

EXISTING SITE



EXISTING BRICK SUMMER HOUSE



EXISTING GARDEN SHED

