

DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE STOREY GARDEN HOUSE AT GARDEN FLAT, 132 FELLOWS ROAD, BELSIZE PARK, LONDON NW3 3JH

1. Introduction

The Design and Access Statement (DAS) accompanies an application for the erection of single storey garden house to be used as a study room by the occupants of the Garden Flat, 132 Fellows Road, London NW3 3JH. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for a minor addition to an existing house, some aspects such as the social and economic context are of limited applicability.

2. Design Principles and Concepts

The site has an area of approximately 320 sqm. 132 Fellows Road is a large Victorian town house in the Belsize Conservation Area. The house is mostly of grey-yellow brick and is divided into 5 flats, of which flat 1 occupies the lower ground floor with the sole use of a large rear garden.

The proposed garden house, being simple and elegant in form, with walls clad in natural wood, will form an integral part of the existing garden. The proposal will have minimal effect on neighbouring properties, as it will be located at the very end of the garden and its height will not exceed 2.5 meters. Moreover, all neighbouring properties already have garden sheds more or less adjacent to the proposed building.

3. Layout

The proposed garden house will provide additional, much needed space for this two-bedroom flat. The external dimensions of the proposed house are 4.5 x 3 meters. The proposed use will be recreational; it will be mostly used as a study area. The current size of the garden is 7.2 meters wide by 17 meters long, so the proposed structure will not have a great effect on the greenery there. No existing trees will be affected by the proposal.

4. Scale

Front and side elevation drawings are included with the application.

5. Landscaping

Landscaping of the site will be unchanged.

6. Appearance

The design concept has been to create a modern garden house which will blend with the existing garden.

7. Access

The access to the property will remain unaltered.