

Design and Access Statement – 15.40.MAC.01

Proposal for new out building within the rear garden of

59A BARTHOLOMEW Rd , LONDON, NW52AH

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 **59A BARTHOLOMEW Rd , LONDON, NW52AH**

1. AMOUNT

The proposed development has an internal floor area of 27.9m² within a rear garden area of 247m². 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 14m 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 9.6m wide x 4m deep x 3.9m high from ground. At ridge level the rear boundary wall is marginally lower than the eaves of the proposed, secluding the majority of the outbuilding apart from the green sedum roof when viewed from the rear.

4. LANDSCAPE

The proposed studio will sit in an area of disused garden.

5. APPEARANCE

The 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. 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.