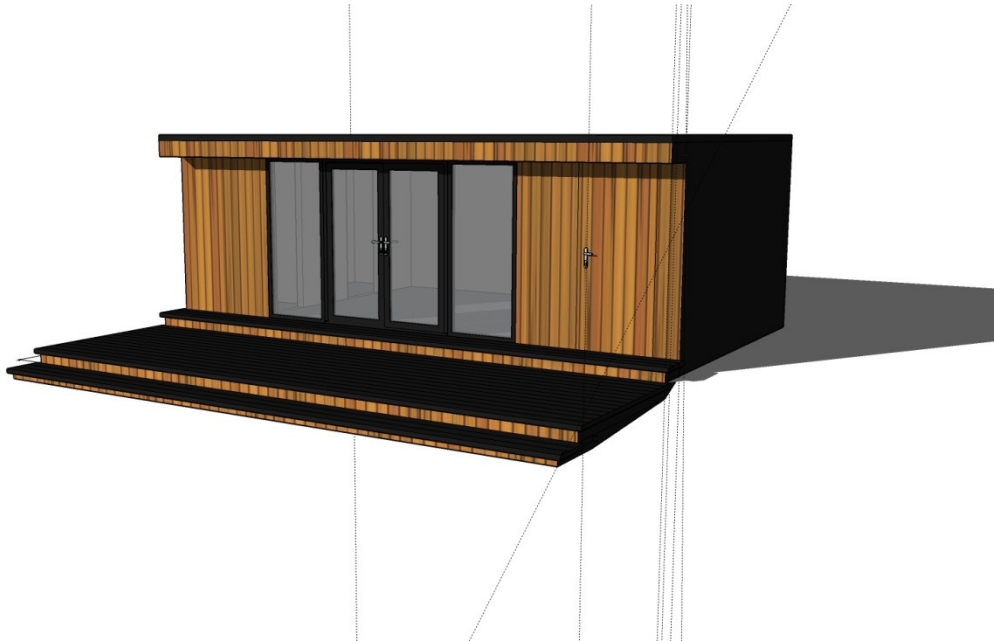




## DESIGN AND ACCESS STATEMENT MARCH 2016 REV A

FLAT 1, 120 GOLDHURST TERRACE, SOUTH HAMPSTEAD, LONDON, NW6 3HR

This Design and Access Statement supports a Planning Application submitted by Martin Cowling Architect on behalf of Mr Matt Jeffries for a single storey freestanding Garden Room building.



### 1.00 USE AND AMOUNT

The scheme includes building a new free standing Garden Room. The building is 23.6sqm internal area. The proposal will incorporate a guest bedroom, shower room and storage.

### 2.00 LAYOUT

The scheme includes building a new free standing Garden Room at the rear of the above property. The existing house will remain unaffected by the proposal.

### 3.00 SCALE

The new Garden Room has been designed to a modest scale, so that the height is 2.5m and does not impinge on the residential buildings or local surroundings.

### 4.00 LANDSCAPING

No alterations intended to the existing surrounding landscaped areas.

### 5.00 APPEARANCE

The new garden Room will have large glazed windows and doors to the front elevation and small windows to the rear and side elevations. The doors and windows will be grey upvc framed with clear glazed units (frosted to the shower room). The roof will a single ply membrane. Western red cedar

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cladding is proposed to the front elevation, the side and rear elevations will be grey painted particle board cladding.

## **6.00 CONTEXT**

The intended works are small in scale and are intended to be non detrimental. The building is designed to be a modest and contemporary statement which is not obtrusive to the existing house and surrounding residential buildings.

## **7.00 VEHICLE AND TRANSPORT LINKS**

The existing vehicular and pedestrian access are unaffected by the proposal.