

DESIGN AND ACCESS STATEMENT

79A Dartmouth Park Hill, London NW5 1JD

This Design and Access Statement supports a Planning and Conservation Area Application submitted by Almax Group Estates Ltd for a single storey freestanding Garden Room building for the sole use of basement flat at 79A Dartmouth Park Hill, London NW5 1JD.



1.00 USE AND AMMOUNT

The scheme includes building a new free standing Garden Room. The building is 25.5 sqm internal area.

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 2.75m and does not impinge on the residential buildings or local surroundings.

4.00 LANDSCAPING

No alterations intended to the existing surrounding landscaped areas. Refer to the separate arboricultural assessment with respect to any impact on the surrounding vegetation and tree root protection zones.

5.00 APPEARANCE

The new garden room will have large double glazed bi-fold doors to the front elevation and a grey aluminum window to the rear elevation. The doors and windows will be aluminum polyester powder coated with clear glazed units. The roof will be flat single ply EPDM membrane. The parapet will be pressed metal polyester powder coated coping, with western red cedar cladding to the principle southeast and southwest elevations. Grey painted particle board cladding is proposed to the northeast and northwest elevations.

6.00 CONTEXT

The intended works are small in scale. 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.