

Flat 4, 46 Parkhill Road, London, NW3 2YP

Installation of a small sectional timber garden office.

DESIGN AND ACCESS STATEMENT

The applicant seeks to add a very small timber garden building which will be used as a domestic garden office.

It will be used as a domestic garden office the use of which will be incidental to enjoyment of the main dwelling house.

The outbuilding has an internal footprint of approximately 4.2 sq metres and has a maximum height of 2.5m.

The property is within a pleasant location and the applicant has been mindful to complement the architectural nature of the property by adding an attractive garden room with a contemporary finish.

The property itself accessed via a pedestrian door in keeping with the surrounding street scene.

There is separate access to the property, and at the rear, there is a large informal garden.

The new building will be adjacent to the side and rear boundaries and a tree will need to be removed from the site to allow for the installation (see Block Plan - Existing & Proposed). Further information regarding the tree is provided in a separate report which the client has arranged in consultation with an Arborist.

The new building will not impact any rights of way or access to this or any other property.

The building is fully insulated and has glass and cedar cladding with black coloured coated timber facets. The hidden roof is covered with dark EDPM.

With an attractive contemporary design the garden room will compliment the surrounding area and several properties in the area.

Designed and manufactured in the UK, the building has an attractive design to work with most locations. .

Access to the 2.1m x 2.1m interior building is via simple glazed doors with a small step.

This outbuilding provides the property with a domestic home office enabling the occupant to work from home, reducing the need to travel to work.
