

# Design and Access Statement

## Proposed Replacement Timber Garden Building

### Flat 1, 31 Goldhurst Terrace, Kilburn, NW6 3HB

Introduction	This statement has been prepared to describe the rationale behind the design of the proposed replacement timber garden building, in the garden of the "ground floor" flat. The works also include replacing the existing fences surrounding the garden.
Use	The building is for the owner's private use.
Amount	There currently exist two small sheds in the garden, each approximately 1.20m x 1.80m. The proposed building will be "L" shaped on plan, with maximum dimensions of 4.00m x 4.90m and an overall footprint of 14.10m <sup>2</sup> .
Layout	The new building will occupy the far corner of the garden and the irregular shape has been determined to fit around the existing trees.
Scale	It is considered that the size of the building is acceptable, given the overall size of the plot.
Landscaping	<p>Although specific landscaping is not included in this scheme, the building will be located close to existing trees. The building will be supported on discrete steel posts, concreted into pocket holes dug into the ground, in order to minimise possible damage to tree roots.</p> <p>The existing timber decking is to be removed and will be replaced by shingle or loose aggregate.</p> <p>The existing dilapidated fence around the entire garden is to be replaced with a 1.80m high contemporary styled horizontal slatted timber fence, fixed to timber posts. Details of the fence are shown on the accompanying drawing.</p>
Building Appearance	The northern and eastern elevations of the building will be clad with painted cement board. The front (west) will be all glass (french doors and windows) and the southern elevation will be part stained timber cladding and part french doors. The roof will be covered with an E.P.D.M rubber membrane.
Access	Access to the building will be via the new paved areas.

Site Photographs



View looking down the garden towards the site of the proposed building



Site of the proposed building



Path to the garden – showing existing “larch lap” panel fence to be replaced