**Design and Access Statement**

for a proposed Tool Shed at

25A Belsize Park Gardens, NW3 4JH

* **Description of existing property or site**
	+ The site is a small paved area outside the side door to the house.
	+ It has no key features, or, indeed, any features at all.
	+ It has no character. It is flanked by a party wall (separating No 25 from No 23).
	+ It is the same age as the house (approximately 1870s).
	+ No previous alterations have been undertaken.
* **Explanation of the design principles and concepts behind the proposed development**
	+ The key concept is functionality: its function is to store garden tools.
	+ The design principles are that it should be dry, secure, and look nice.
* **Description of the intended use of the proposed development**
	+ The proposed development is a tool shed.
	+ Its intended use is to store tools.
	+ It might also be used to store a bicycle.
* **Description of the layout of the proposed development**
	+ There are no public spaces on the proposed development.
	+ It will be laid out as a tool shed. That is to say it will have a floor, a roof, and wooden walls (where it is not already flanked by existing brick walls).
	+ There may also be some shelves.
* **Details of the scale of the proposed development**
	+ Height 2 metres
	+ Length 2.5 metres
	+ Depth 0.8 metres
* **Description of how public/private spaces will be landscaped in the proposed development**
	+ There are, to repeat, no public spaces.
	+ There will be no landscaping.
	+ It is just a tool shed.
* **Description of the appearance of the proposed development**
	+ It will look like a tool shed.
	+ It will be made of wood, with roofing felt.
	+ The architectural style will be plain.
* **Explanation of how local context has influenced the overall design**
	+ The design is intended to be unobtrusive and functional.
	+ It will only be visible from one of the windows inside my flat.
	+ It will not be visible from the street, or from any neighbouring property.
	+ It will be intended to present a pleasing appearance from the children’s bedroom.
* **Details of the proposed access to the development site and how equal and convenient vehicular and disabled access to buildings, spaces and the public transport network will be ensured and maintained**.
	+ Access will be via a door.
	+ Vehicular access would be unnecessary and inappropriate. It is a tool shed.
	+ Disabled access will be through the door.
	+ Access to the public transport network will the same as for the house, namely tube, bus, or taxi.