

## **2 Chetwynd Villas, London, NW5 1BT**

### **Installation of a small sectional timber garden room.**

#### **DESIGN AND ACCESS STATEMENT**

The applicant seeks to erect a timber building which will be used as a domestic garden room for personal use.

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

The outbuilding has an internal footprint of approximately 6.6sq metres and has a maximum height of 2.5m.

The property is within a pleasant location and the applicant has been mindful to maintain the architectural nature of nearby properties with an attractive garden room with a red cedar finish.

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

There is a private entrance, and to the rear of the property, there is a domestic garden.

The new building will be located adjacent to the Northern boundary of the property.

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

The building is fully insulated and has timber cladding that has a traditional cedar and black coloured coating. The gently sloping roof is hidden from view by an attractive fascia. .

Designed and manufactured in the UK, the building has a low-key design to blend in with most locations and will be thoroughly in keeping with the area.

Access to the 2.1m x 3.2m building is via a simple glazed door with a small step.

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

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