

officeinmygarden
high quality bespoke outdoor spaces



Design and Access Statement

7 Eton Road, London NW3 4SS

7 Eton Road is a 5 storey Victorian end of terrace house that has been divided in to flats.

The property forms part of a terrace of houses of similar age and style. The property is not listed but does fall within the Eton Conservation Area.

7 Eton Road is the lower ground floor and ground floor flat and is accessed by 10 stone steps leading up to the front door. The Flat includes sole ownership of the rear garden. Access to the garden is through the french doors in the rear reception which leads to a balcony and via steps down to the garden. There is also a side gate leading from the front garden to the rear garden.

The proposal is to build an outbuilding at the end of the garden for recreational use as a summerhouse and to incorporate an area for storage of garden tools and bicycles etc.

Parking in Eton Road is Residents Only and some Pay and Display spaces. The proposals do not have any impact on parking. There is no proposed alteration to the access to or within the main dwelling.

The proposal is to build a low key outbuilding in natural materials that blends in well with the environment. The walls will be Charred Cedar Cladding (sustainably sourced) which has a black appearance, the doors in Black Aluminium and Low E glazing, the building will have a flat roof.

The walls on the boundary sides will be clad in non flammable cement based Cedar Weatherboard in black. The overall height of the building will be 2.5m and the total footprint will be 14.6sq mtrs. The proposal does not impact on light or privacy to adjoining gardens and does not require any trees to be trimmed or felled. The building is a freestanding structure that does not require digging foundations and therefore existing tree roots will be unaffected.

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