

## **Design & Access Statement**

Single storey timber framed garden room and green house in the garden of: .  
Flat 2, 92 Greencroft Gardens, London, NW6 3PH.

The detached garden room is intended to be used as home office, hobby room and as occasional guest accommodation , which is separate from the house, and one that reflects our client' needs and allows them to achieve a balance lifestyle.

The studio shall arrive on site in flat pack format and shall be assembled without the use of cranes or hoists.

The buildings core construction is timber frame, which is clad externally with Western Red Cedar cladding in front elevation and composite slate grey cladding on side and back elevations to comply with the fire regulations.. Natural materials are used so that the building can blend into a garden environment. Timber frame was chosen as it makes good ecological sense, as it's a renewable resource with a low embodied energy. Its lightweight structure allows use of the foundations in the form of individual concrete pads combined with a post and beam system ensuring minimum disruption to the site.

Through careful selection and arrangements of materials we have attempted to minimise the visual impact of the structure. The shape and style was designed to keep the overall height of the building as low as possible hence reducing the impact on the existing house and neighbouring properties. The windows and doors are timber with low emissivity high performance double-glazing. The glazing opens up the space allowing air to penetrate and provides an 'inside-outside' space. The internal floor area of approximately 16.5sq meters is tiny in scale compared to the overall size of the plot therefore we believe that its scale respects the context. The garden room respects the dominating character of the property by being subservient in scale.

We believe that through the use of quality materials, simple detailing and the way that the structure responds to its context it incorporates good design. We believe that the garden room is sympathetic to its surroundings and enhances the landscape and the general area for the people that it affects. It is in keeping with the architectural character of the area, which the site is located and complies with local policies.