



DESIGN AND ACCESS STATEMENT

The applicant seeks to erect a garden annex known as a Zedbox Barn 525F, which will be ancillary to their house and provide occasional accommodation for visiting family and friends in a degree of independence and privacy.

Materials and finishes of the Zedbox have been chosen for maximum durability and weather hardiness as well as environmentally and aesthetically sympathetic to a garden and rural environment for which they are intended. The Zedbox has a pitched roof clad in ash felt shingles.

Visually the unit is stylish designed specifically for a garden environment and will enhance the character appearance of the area. It is entirely of timber construction and clad in Thermo treated ThermoWood natural sustainably produced T&G boards. The framing is in Black stained Redwood timber with a ThermoWood inlay.

Rainwater goods, gutters, down pipes and window frames are Black UPVC

The building has an external footprint of approximately 18.5 Sqr. Metres and an overall height of 3.65 Metres from base to roof apex.

The site is not visible from any public road and will occupy the location in the clients garden. The boundary immediately behind the Zedbox is over 1.5 mtrs high and the wall to the left is over 2 m and will help screen for privacy.

The Zedbox unit will be accessed via the main property.

The unit is light and subject to Building control approval, installed on pillar plinth type foundations where ground heights vary all as advised by our structural engineers and supervised by our building control consultants Aedis.

The Zedbox is designed to be installed in less than a week, and should that ever be required could be removed, with minimal impact on the garden and local environment.

Please refer to the visual below for indication of appearance though this does not show this actual model. For model details refer drawing 1510219A

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

Internal spaces are zoned by lighting to provide maximum use of space and separation of areas for function and utility.



Image for indication purpose only

