



FLAT 1, 8 FROGNAL

DESIGN AND ACCESS STATEMENT

The application is for proposed outbuilding in rear garden of flat 1 , 8 Froggnal for home office / gym use by the owner occupier of flat 1 including associated landscape works.

The site is within the local conservation area.

There is an existing free standing outbuilding in the adjoining garden which is located closer to the main rear elevation than this proposal.

No existing access arrangements are affected by this proposal and disabled access requirements are not applicable due to the nature of the ground levels.

The proposed structure is a single storey , flat roof structure with an "extensive green roof" finish of sedums and wildflowers. The walls being timber framed with green stained timber cladding to 3 sides of the structure and timber glazed windows to the fourth and garden side of the building.

An existing upper level of ground at the rear of the existing garden of approx 800mm in height is proposed to be removed thereby lowering the whole structure below the height of the existing fence panels. The overall height of the structure is 2.3 m to the eaves of the flat roof.

A scheme of mature planting and landscaping to all areas of the garden are planned following the installation to screen and soften the garden and the structure , particular attention being to the installation of semi mature trees to screen the front of the outbuilding from the main rear elevation.