

# **DESIGN AND ACCESS STATEMENT**

**Siting of timber framed garden building as domestic  
summer house & garden store**

**162 GOLDHURST TERRACE  
LONDON  
NW6 3HP**

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## **BACKGROUND**

This planning application seeks full planning permission for the siting of a timber framed garden building for domestic use.

The site at 162 Goldhurst Terrace is divided into flats. The applicant resides in the ground floor of the building.

The applicant would like to site a garden building in the rear garden for use as a summerhouse and store. The proposed building would be finished in a white smooth render. The elevation adjacent the boundary will be clad with grey particle weatherboard for low maintenance.

## **SCALE**

The proposed building measures 7.2m x 4m, with a maximum height of 2.75m.

The approval of this application will not cause any additional visual impacts. The materials are in keeping with it's setting in the garden.

## **LAYOUT & DESIGN**

The building will be open plan internally with plenty of glazing for natural light, with a small separate store room attached.

## **ACCESS**

Vehicular access is available from Goldhurst Terrace.

## **LANDSCAPING**

The application building will be sited on an existing area of garden currently covered with bark chippings. The main garden area to the rear of the dwelling will remain unchanged. 1 domestic shrub will be removed. No additional landscaping is deemed necessary.

The adjacent garden contains 1no established tree. The new building will be sat on 4no screw piles, meaning there is no threat to the existing root structure of this tree.

## **CONCLUSION**

This application seeks permission for a small-scale garden building ancillary to the use of the existing flats. The use of the building will be domestic and wholly

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dependant on the host dwelling. It will provide an ancillary summer house & for the dwelling.

The materials are in keeping with the host building and the proposal will not bring about any detrimental visual impacts.

It is considered that this application should be viewed favourable by the local authority.

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