

DESIGN AND ACCESS STATEMENT FOR A SINGLE STOREY TIMBER OUTBUILDING TO REPLACE EXISTING POTTING SHED

The following design and access statement has been written with the perspective and simplicity of a single storey timber outbuilding in mind to replace the existing potting shed. Therefore please accept that the detail will be limited and in some cases repetitive.

A single storey timber outbuilding within the confines of a private garden.

Address: The Gables, 5 Wedderburn Road, London, NW3 5QS

Proposed Use:
Potting shed

Amount:
6.3 sq metres

Layout:
Building set on a hard standing concrete foundation in a private garden.

Scale:
Length: 2.1m
Depth: 3m

Landscaping:
The garden room will be situated in an area of garden where no "landscaping" will be necessary. The proposed development will not have an adverse effect on any protected species/ habitats.

Listed Building Alterations:
There will be no external works effecting the main property. None of the work envisaged on the site will effect or damage any part of the main building.

Heritage Statement:
Consideration has been given to the fact that this building is being installed in the garden of a grade II listed building and a conservation area. The building itself is simple and traditional in structure and sympathetic in its design. Black colour chosen to blend in with the environment and made of natural wood.

Appearance:
Black painted timber cladding.
Firestone rubber roof covering

Access:
Building in garden easily and safely accessible to all people irrespective of disability, age or gender.

Sustainable Materials and Recycling:

In order to ensure that the development is as sustainable as is viable care is taken to ensure that the materials of construction and waste generated by the site have a reduced impact on the environment. To this end the design will seek to incorporate the following features: Timber is specified from sustainable sources and the use of tropical hardwoods is avoided. Wood preservatives, paint and stains are to be applied in accordance with COSHH Regulations and the use of solvent based paint and stains will be avoided.