

4 Clorane Gardens London NW3 7PF

Design and Access Statement:

Proposed Sculpture Studio

Introduction:

This Design and Access Statement in support of the application for a sculpture studio at the above address and is to be read in conjunction with the supporting drawings.

Overview:

Although not Listed 4 Clorane Gardens is in the Reddington and Frognal Conservation Area.

The proposed building will be used as a private sculpture studio and mean that the applicant will no longer need to commute to their current studio facility.

The studio will be located adjacent to the boundary of the rear garden.

Layout:

The building will consist of a studio space with a secure internal store. There will also be a small external store.

Scale:

The proposed studio will be 6.78 long x 6.68 wide x 2.65m high.

Appearance / Materials:

The front and right flank elevations will be finished with Larch cladding. The Left flank and rear elevations will be clad with cement particle board and finished with grey "weather shield" paint.

Windows and glazed doors will be Anthracite / grey uPVC fitted with double glazed units.

The roof will be a green / living sedum roof.

Construction:

The studio will be constructed using SIP (Structurally Insulate Panels).

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This method of construction is considered “Green “ technology and provides thermal performance over and above that required by the Building Regulations. Additionally it is quicker to build and any potential disturbance to neighbours is greatly reduced.

The foundation system is a “no dig” screw pile system and therefore will have no impact on the ground.

Access:

The existing access and parking will not be affected by this application.

Assessment of the Proposals:

The proposed studio is:

- i. ancillary to the dwelling
- ii. located and sized to respect the setting, location and neighbouring houses
- iii. finished in materials sympathetic to its location
- iv. will use non-invasive foundations

Consequently the proposed sculpture studio will not materially harm the character, appearance of the house, street scene or the wider locality.

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