

### **53 Aberdare Gardens, London NW6 3AL**

#### **Design & Access Statement - Installation of a detached timber garden room**

The applicant seeks to erect a timber building which will be used as a domestic garden office and storage space - the use of which will be incidental to the enjoyment of the main dwelling house.

The building will replace an existing garden shed.

The outbuilding has an external footprint of approximately 10 sq. m and a maximum external height of 2.495m.

The property is within a pleasant location and the applicant is looking to enhance their space with an attractive garden room.

To the rear of the property there is a large domestic garden where the building will be located.

The new building will not block any light, it will not impact any rights of way or access to this or any other property.

The building is fully insulated with a natural, red cedar cladding and the hidden roof is covered with a dark EDPM firestone rubber membrane.

With an attractive design the garden room will be in keeping with many properties and outbuildings in the area.

Access to the building is via a glazed double door with an additional single door to the storage area.