Design and Access Statement – 1926.DAS.01

Proposal for new out building within the rear garden of:

35 Swain's Lane, London, N6 6QL

Introduction

This is a supporting statement / design and access statement to accompany a householder planning application for the replacement of a single storey timber garden outbuilding at **35 Swain's Lane, London N6 6QL**

1. AMOUNT

The proposed development has an internal floor area of 21.5m2 within a rear garden area of 250m2. It is a timber framed single storey eco-outbuilding for ancillary residential purposes.

2. LAYOUT

The proposed outdoor structure has no effect to the surrounding routes of the site or public realm as it is nestled within fence lines and positioned approximately 17m away from the rear façade of the existing main house. No public spaces are being affected.

3. SCALE

The external dimensions of the outbuilding are 7m wide x 3.9m deep x 2.8m high from ground level.

4. LANDSCAPE

The proposed studio will replace an existing outbuilding and sit in an area of disused garden space surrounded by high foliage - **See Image 1**. The outbuilding does not require conventional foundations or base. The studio has been designed to be suspended above the ground on adjustable bearing shoes therefore eliminating harm or root damage to any nearby trees.

5. APPEARANCE

The timber outbuilding is a modest contemporary structure using natural sustainable materials. Premium grade western red cedar is used for the cladding which naturally weathers to an attractive silvery shade. The windows are Scandinavian laminated pine. It is considered that the proposal with its natural materials will enhance the site and surroundings.

6. PROPOSED USE

Ancillary residential purposes. The outbuilding will be for ancillary residential purposes.

7. ACCESS

The access to the site will not be altered or replaced in anyway; the studio is situated close to the fence line where it does not intrude on any existing paths or access points to the main dwelling or site.

IMAGE 1