

## Design & Access Statement:

### Mr Rex Newman, 2A Strathray Gardens, London NW3 4NY

1. The proposed structure is derived from one of our standard range of modular, pre-fabricated garden buildings – for further details on the range of designs, see [www.green-studios.com](http://www.green-studios.com).
2. The proposed building comprises a single storey timber-frame structure measuring 5m wide by 5.2m deep externally. The height of the structure itself is 3.06m at the front, falling to 2.85m at the rear; additionally, there are 2 roof windows which increase the overall height to 3.29m. The building will be installed to the rear W end of the applicant's garden and will be well screened from the neighbouring properties by the existing boundary fences and mature planting.
3. The applicant intends for the building to be used as additional leisure living space.
4. The proposed building shall be occupied for residential purposes which are ancillary to the use of the application dwelling, 2A Strathray Gardens and it will not be let, sold or otherwise occupied such as to constitute the formation of an independent/separate dwelling.
5. The structure has been designed using high-quality durable materials to the exterior walls which are sympathetic to blend in to the garden environment, comprising horizontal open-board Western Red Cedar cladding (90mm batts with 16mm shadow-gaps between) to all elevations.

The proposed out-building comprises glazing which predominantly overlooks the applicant's garden to the East, with windows and doors formed using powder coated aluminium joinery finished in Anthracite grey colour (RAL 7016). There is a single, high level window on the W elevation though this window is largely screened by the existing boundary fence and mature planting; its principle purpose is for ventilation and it will not enable over-looking of the neighbouring property on Crossfield Road to the rear, which is on considerably higher ground.

There is a precedent for similar types and size of out-buildings in the immediate vicinity – the photos on the following page evidence another such out-building in the garden immediately to the West of the proposed site, in the rear garden of a Crossfield Road property, within 3m of the applicant's garden. This out-building is a similar size and height to the proposed out-building.

6. The overall size of the building is designed to function as a leisure room and home gymnasium. Its size is sub-ordinate to the large residential garden and it will not be visible from the public highway. The floor area of the proposed out-building is 16.8% of the floor area of the applicant's garden.
7. The proposal will have limited impact on trees and hedges. Please refer to the attached Arboricultural Impact Assessment document which details the tree protection measures required, specifies that no excavation or reduction in levels will take place and that together with the consultant's professional knowledge of our processes and foundation types, leads him to conclude his support for this proposal.
8. The proposed development has no impact on parking provision. The site will be accessed by kind permission of the neighbour at Flat 2 Strathray Gardens who has granted permission for the construction materials to be carried through her garden over 2 days to enable the construction programme. For the remainder of the build, the construction operatives will access the garden through the applicant's flat.
9. The proposed building comprises excellent levels of thermal insulation and air-tightness to minimise on-going energy consumption. All timber used in its construction is sourced from FSC-accredited sustainable sources, the aluminium windows and doors are made from 90% recycled materials and the roof covering is made from 100% recycled materials.

## Daylight, Sunlight & Privacy Assessment

The proposed garden out-building will have no impact upon the daylight, sunlight or overshadowing of ANY neighbouring properties and as such, no mitigating measures are proposed. No neighbouring habitable rooms are overlooked and there will be no loss of privacy resulting from this development.

## Design & Access Statement: Supporting photos

### Existing site



ABOVE: the proposed location (indicated by the orange dashed lines) at the West end of the applicant's garden; note also the two similar out-buildings in neighbouring gardens on Crossfield Road within close proximity (see (1) and (2) above).

BELOW: close up of the proposed site with mature planting and steeply banked bed at 500mm above the prevailing lawn level.





## Design & Access Statement: Supporting photos

### Proposed building



ABOVE: a similar style building showing the proposed materials with 90mm open-board Cedar cladding (albeit vertical orientation) to the walls and Anthracite Grey colour PPC aluminium windows and doors.