

DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF A REPLACEMENT TIMBER SUMMERHOUSE IN GARDEN AREA:

26A Chesterford Gardens, London, NW3 7DE

1. ASSESSMENT This design and access statement is submitted to support a planning application for the above proposal as per the requirement of the Town and Country Planning Act 1990. The application property is 26A Chesterford Gardens, London, NW3 7DE is a large semi-detached property split into four flats. The applicant owns both of the lower flats and the two flats above have a different owner. The garden area is solely owned by the applicant.

2. DESIGN The design of the summerhouse and its proposed position is such to ensure that it is not highly visible from any public view point to the detriment of the surrounding area. The boundary of the garden consists of a 1.8 metre fence, the ground level to the neighbouring property on the western boundary is 500mm higher. The choice of traditional materials timber and glazed units, painted in a soft green ensuring that the structure blends into the surrounding garden area.

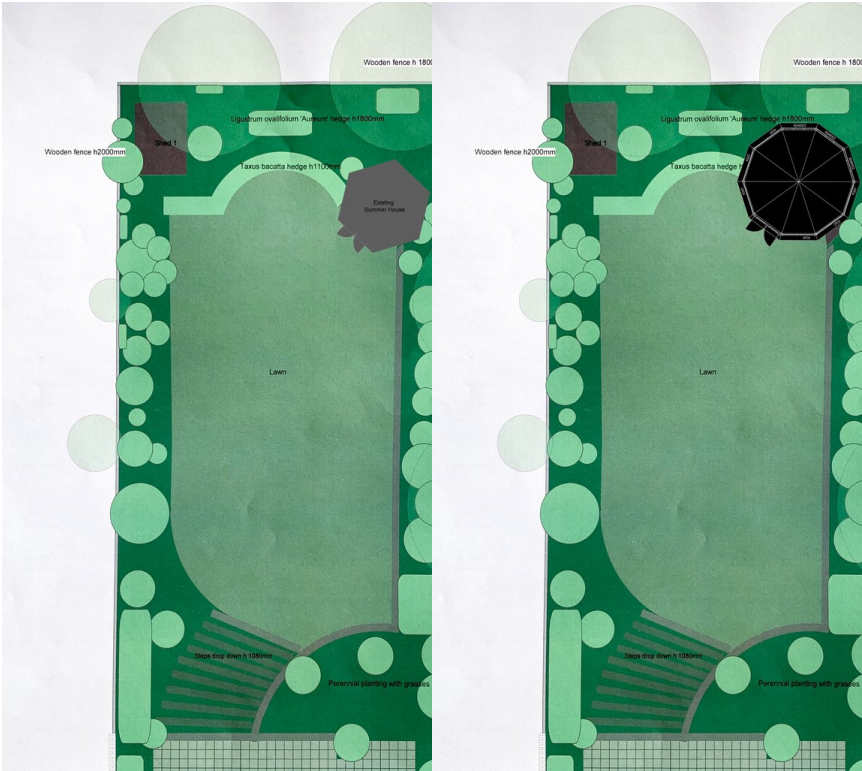
3. USE The replacement summerhouse will be used as a sheltered garden area where the applicants can enjoy their garden area in a covered environment.

4. AMOUNT The floor space of the proposed summerhouse is approximately 11.54 m², this is a nominal extension when viewed against the extension garden area the property benefits from.

5. LAYOUT The summerhouse is to be erected on the same siting as the existing summerhouse, 1 metre from northern boundary and 1.25 metres from the western boundary. The layout drawings below show the existing garden and summerhouse layout as well as the proposed. The photo below shows the garden from the rear of the property.

Existing Summerhouse Position

Proposed Summerhouse Position



View of existing garden from rear of house



6. SCALE The dimensions of the proposed summerhouse are:

Height: 3.604 m

Width: 4.111 m

Length: 3.886 m

7. LANDSCAPING The summerhouse is to be constructed on an area of the garden; other than the immediate base and a small paved area to the front of the summerhouse no further landscaping will be required.

8. APPEARANCE The summerhouse is to be constructed from high quality Western red cedar painted in a soft green with traditional leaded glazing and a cedar shingled roof.

9. ACCESS No special access arrangements have been made, the proposal is confined to a domestic dwelling and therefore no provision has been made for any disable or public access. No additional parking is required with the addition of the summerhouse.

10. NEIGHBOURING PROPERTY CONSIDERATION The design and position of the summerhouse is such that it will not impact on any of the other neighbouring properties.

11. POLICY CONSIDERATION In consideration of the proposed summerhouse design, this was kept simple and not to a grand scale, this to ensure compatibility with local and national policy in respect of this type of proposed development.

12. JUSTIFICATION It is the applicant's wish to enjoy the amenity that this summerhouse would provide and seeks to achieve this with a structure that has minimal impact on the surrounding area in which the property is sited. We consider the proposed summerhouse has sufficient integrity to contribute to the amenity of the garden area without detracting away from the beauty and character it possesses. The existing summerhouse is in a state of disrepair and the proposed summerhouse will be a significant improvement on the existing. The summerhouse does not conflict visually or technically to the existing property or any neighbouring property and as such is appropriate householder application.