



DESIGN/ACCESS STATEMENT

4 Lambolle Road
London
NW3 4HP

This Design and Access Statement supports a Planning Application submitted by Green Retreats on behalf of Mr & Mrs Goldin

Summary of Proposal

Consent is sought for the installation of a Single Storey Freestanding Contemporary ancillary Garden Building to rear garden which will replace the existing garden play equipment (previous Application 2007/0908/P Refers)

The Site

The property is positioned on Lambolle Road which links directly with Belsize Road and directly opposite Lancaster drive the area is predominantly residential with most the houses divided into flats. No 4 is a large Victorian Detached town house, the house is constructed mostly of brick, with a white rendered, two-storey high bays at the front and at the rear.

The house is divided into 3 flats but owned and used by one family.

The site lies within Belsize Conservation area, the house is not listed.

Amount

The Proposed Garden structure will be a free-standing Contemporary energy efficient Garden Room with an internal area of 19.98 m².

Scale

The new proposed building has been designed to a scale in proportion to the size of the garden and will fit into the garden area still allowing for planting and seating areas.

The height is 2.7m with a hidden roof sloping to the rear.

Building Appearance

The Proposed building is a contemporary design, to the front will be UPVC Sliding patio doors, single door & small top opening windows to the rear elevation, Door & Window. Frames all in Graphite Grey. The proposed Structure is predominantly constructed from natural materials and very energy efficient. The building will be clad in vertical Cedar to front/ left Elevations which will blend in with the garden the rear and right elevation next to boundary will have Fireboard.

Landscaping

No major landscaping is required in the area where the building is to be located.

The building does not require a full concrete pad as the building is set on a series of concrete piles that are placed at interval of 1m apart under the floor.

Vehicle Access

The existing vehicular and pedestrian access are unaffected by the proposal.

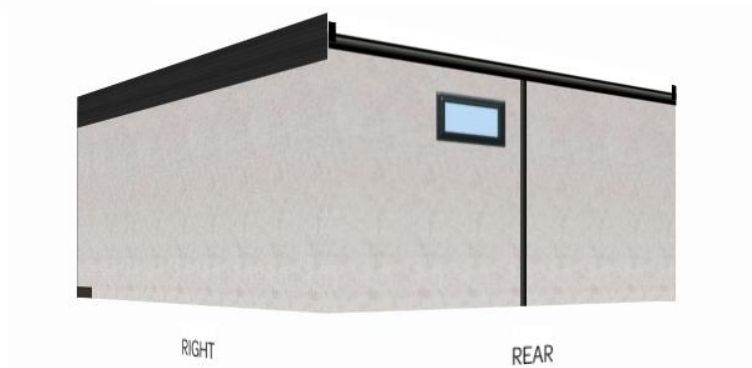
Access to the garden is from the Side and would not impinge on any neighboring properties

Conclusion

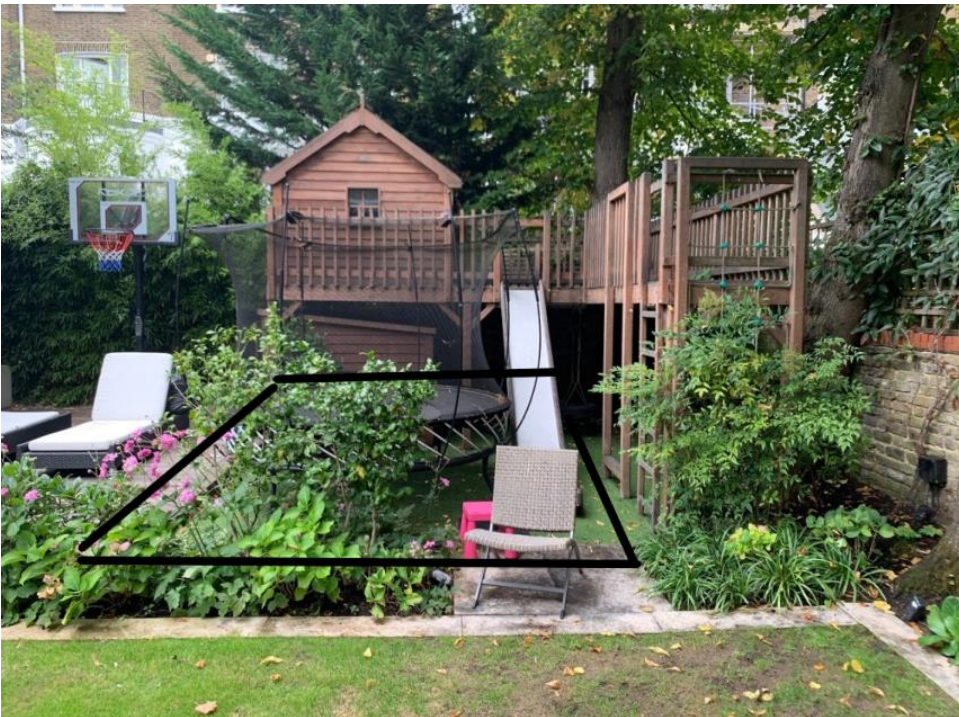
The building is modest in size and would not be obtrusive to the existing house and surrounding residential buildings. We believe the proposed garden Room will not have any detrimental impact on the environment, and will have minimal effect on neighboring properties, as it will be located at the very end of the garden. There are quite a few 'garden houses' in the immediate neighborhood. The family proposed to use the building for leisure and home gym.

See Attached:

Proposed Building
Proposed Location



PHOTOGRAPHS OF PROPOSED LOCATION



View from proposed Building back to house

