

## **Design and access statement**

### **Proposal: Erection of single-storey garden studio**

**Address:** Flat B, 79 Arlington Road, NW1 7ES

**Applicant:** J. Hannay

**Agent:** Mark Chisholm

#### *Use*

The building will be used for leisure purposes and garden storage by the Applicant.

#### *Size/Scale*

An external footprint of 27.5 sqm results in approximately 24 sqm of interior space.

At 2.55m high the building provides enough interior headroom while remaining discreet in its relationship with the neighbouring residential buildings. See scale plans (HannayScale.pdf) for dimensions of the studio.

#### *Site*

See plans (HannaySite.pdf, HannayLoc.pdf) for location and orientation.

The site is at the end of a residential garden approx. 21m from the back of neighbouring residences.

#### *Landscaping*

This lightweight timber-framed building will be set onto a concrete slab foundation, while an 18 sqm area of composite decking in front will incorporate an existing mature fig tree (see HannayScale.pdf and HannayHeritageStatement.pdf).

#### *Appearance*

The aim is to create a durable and attractive building which is a comfortable space for leisure activities. The company undertaking the work provides an excellent combination of design, suitable and sustainable materials, with high insulation levels requiring minimal energy consumption to heat the space. See scale plan: HannayScale.pdf.

The building will have a grey aluminium three panel folding door, along with black, sawn, feather-edge barn cladding on the front (see example images below) with black maintenance-free, fire-rated cladding on the non-visible back and sides. The store door will be clad to match the front of the studio.

The flat roof will be finished with an unobtrusive black rubber Firestone EPDM layer with a double-skinned roof window (900mm x 600mm) to bring natural light into the building, lessening the need for internal lighting and therefore reducing power consumption. The roof will also benefit from a living sedum overlay to further increase its discretion within its siting and to attract insect and bird life.

The inside of the building is plastered and painted.



## *Access*

Sole access to the building is via the folding door on the side facing the house.

