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| **DESIGN & ACCESS STATEMENT** | |
| **ADDRESS:** | **Flat A, 35 Pandora Road, West Hampstead. NW6 1TS** |
| **REASON FOR APPLICATION:** | **Installation of a detached timber garden room.** |
| DESIGN AND ACCESS STATEMENT | |
| **INTRODUCTION** | The applicant seeks to erect a timber garden building which will be used as a domestic garden office - the use of which will be incidental to enjoyment of the main dwelling house. |
| **DESIGNATION SUMMARY** | Pandora Road is a Street in the [Greater London](https://www.streetlist.co.uk/towns/greater-london) Urban Area of [West Hampstead](https://www.streetlist.co.uk/towns/greater-london/west-hampstead) and measures approximately 195 metres long  Pandora Road is within the area of [Camden London Boro](https://www.streetlist.co.uk/councils/camden-london-boro)ugh Council.  The property is within a busy urban street and the applicant has been mindful to maintain the architectural nature of nearby properties proposing to install an attractive garden room with a contemporary design and an unimposing mono pitch roofline.  **Please see APPENDIX A.** |
| **EFFECT OF THE PROPOSAL ON THE CHARACTER AND APPEARANCE OF THE AREA** | The new building will be located in the rear garden and will not be visible from the road.  Despite this, the new building will not block any light, it will not impact any rights of way or access to this or any other properties.  **Please see APPENDIX B.** |
| **DESIGN OF THE BUILDING – SCALE, BULK, DESIGN APPROACH** | Designed and manufactured in Suffolk, the building has a low-key design to blend in with its surroundings and will be thoroughly in keeping with the property and the area.  The outbuilding is small, measuring 2633mm x 2117mm internally and 2803mm x 2287mm externally and therefore has an internal footprint of approximately 5.5sq metres and has a maximum height of 2.495m.  Access to the 2.6m x 2.1m (internal) building is via a simple glazed set of double doors.  **Please see APPENDIX C and refer to elevations and plans.** |
| **AMENITY OF NEIGHBOURING OCCUPIERS** | The size, height and outlook of the structure prevent it giving rise to any residential amenity concerns in relation to privacy, overlooking or daylight and sunlight.  The structure is therefore considered to be acceptable with regard to the amenity of neighbouring occupiers. |
| **EFFECT ON TREES AND LANSCAPE/BIODIVERSITY** | The proposal of this small and well-designed ancillary garden structure has no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property’s garden.  It is therefore considered to be acceptable in relation to trees and landscape/biodiversity.  **Please see APPENDIX D.** |
| **CONCLUSION** | The proposed garden room will be used as a garden office, allowing the applicant the flexibility to work from home as and when the need arises, independently to the main house.  The structure has been carefully designed to respect the character, form, scale, and materials of the property and surrounding area.  It is therefore considered that the proposal will have no harmful effect on the character and appearance of the surrounding area. |
| **APPENDIX A: LOCATION** |  |
| **APPENDIX B: THE AREA**  Images of:  1 – The road  2 – The house  3 – The rear garden  4 – The location of the garden building |  |
| **APPENDIX C: PROPOSED BUILDING** | **Key Studio – 2.6m x 2.1m**  Complete with Anthracite Grey UPVC windows & door built on a 100mm timber chassis. Elevated & insulated floor on 150mm joists with T&G flooring over. All timbers are stained and fully pressure treated.  15mm MDF substrate ceiling with white silk finish with natural timber beading. 40mm - 45mm foil faced polyisocyanurate insulation is used throughout.  All external walls are clad in Thermowood which is left untreated to weather naturally. Long-life Anthracite Grey Flood coating is applied to all other exterior timber surfaces.  Guttering fixed to rear with downpipes positioned to ground.  Contemporary monopitch roofline with colour matched fascia. EDPM finish on heavy-duty OSB substrate*.*  *An example of a Key Studio:*    All SMART buildings are modular which means that they can be installed on site in a matter of just a few days, rather than weeks.  All SMART buildings can be deconstructed and moved and are therefore not considered as permanent structures. |
| **APPENDIX D: PROPOSED BASE** | The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation, especially tree roots.    **Ground screw cross section and plan:**  Screws are placed at approx. 1.5m apart.    NB: This is for reference only and does not reflect the size of building in this application. |