



DESIGN/ACCESS STATEMENT

Flat 2B
105 Canfield Gardens
London
NW6 3DY

This Design and Access Statement supports a Planning Application submitted by Green Retreats on behalf of Charles Morris & Nomi Shragai

Summary of Proposal

Consent is sought for the Erection of a single Storey detached garden room/outbuilding

The property is a semi- Detached Victorian property, the property is subdivided into 6 flats. Flat b is located on the ground Floor and has sole ownership of part of the rear garden.
All of the flats own equal shares of the freehold

The property is in South Hampstead conservation area

Amount

The Proposed Garden structure will be a free-standing Contemporary energy efficient Garden Room with an internal area of 8.75 m².

Scale

The new Garden studio 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 2.5m with a hidden roof sloping to the rear.it will be sited to the far end of the garden

Building Appearance

The Proposed building is a contemporary design, to the front will be Aluminum French door window combination to the front a fixed & small top opening window to the right elevation 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 tanned redwood and will blend in with the rest of the garden.

The proposed building will have no connection to drains or water just an electrical supply for lighting & Sockets.

Landscaping

No major landscaping is required in the area where the building is to be located the building will be located on an existing raised concrete base, so no excavation is required.

The existing vehicular and pedestrian access are unaffected

Conclusion

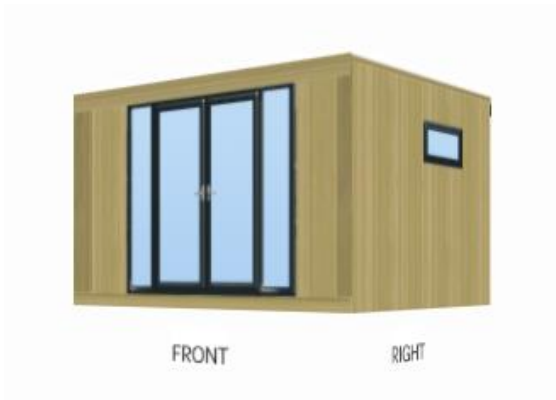
The Application seeks to provide a space away from the main residential building which can be used all year round for leisure purposes/Home Gym and for the family and to enjoy the garden.

We believe the proposed garden Room will not have any detrimental impact on the environment, and will have minimal effect on neighboring properties, there is a garden room in the immediate neighborhood.

See Attached:

Proposed Building
Proposed Location

CONFIGURED DRAWING OF PROPOSED BUILDING



Photographs of proposed location & garden

Proposed Location to right of shed on existing base



View from Front of Proposed towards neighboring property



View from Location back towards House & Neighboring property



View from House towards proposed building

