

# Ground Floor Flat

## 41 Goldhurst Terrace NW6 3HB

### Proposed Home Gym + Garden Room in Rear Garden

#### Design and Access Statement:

**Introduction:** This Design and Access Statement in support of the application for a garden room at the above address and is to be read in conjunction with the supporting drawings.

**Overview:** No. 41A is on the Eastern side of Goldhurst Terrace.

Although not Listed the property is in the Swiss Cottage Conservation Area.

The proposed garden room will be located adjacent to the eastern boundary of the rear garden.

**Layout:** The proposed building will consist of a home gym / garden room with a small wc / shower / changing room.

**Scale:** The garden room will be 5.0 x 4.0m x 2.5m high. With a footprint of 22.5sqm. the building will occupy approximately 10% of the rear garden.

**Appearance / Materials:** The front elevation will be finished with Western Red Cedar cladding. The flank and rear elevations will be clad with cement particle board and finished with grey “weather shield” paint.

Windows and glazed doors will be Anthracite / grey aluminium frames fitted with double glazed units.

The roof will be finished with a grey coloured single ply membrane system.

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Glazing has been located to preserve the privacy of neighbours.

#### Construction:

The garden room will be constructed using SIP (Structurally Insulate Panels).

This method of construction is considered “Green “ technology and provides thermal performance over and above that required by the Building Regulations. Additionally it is quicker to build and any potential disturbance to neighbours is greatly reduced.

The foundation system is a “no dig” screw pile system and have no impact on the ground or adjacent trees.

**Access + Parking :** The arrangements will not be affected by this application.

#### Assessment of the Proposals:

The proposed garden room is:

- i. ancillary to the dwelling
- ii. located and sized to respect the setting, location and neighbouring houses
- iii. finished in materials sympathetic to its location
- iv. will use a non-invasive foundation system

There are various similar outbuildings within in the rear gardens local buildings including the recent approved (01/06/2020) application (ref. 01/06/2020) at 68A Greencroft Gardens. The design and materials proposed for the building respect the character and appearance of the host building and the Swiss Cottage Conservation Area.

Consequently the proposed sculpture studio will not materially harm the character, appearance of the house, street scene or the wider locality.

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Site Photographs:



View from flat looking towards end of garden



View from end of garden looking towards flat

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