



DESIGN/ACCESS STATEMENT

22 Adamson Road
London
NW3 3HR

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

Location

The property is located on the southern side of Adamson Road The building is 4-storeys in height with roof accommodation and has been divided into maisonettes & Flats. This application relates to the Ground floor & lower ground floor maisonette. The building is not listed but has been identified as making a positive contribution to the character and appearance of the Belsize The property is in Belsize Park conservation area.

Summary of Proposal

Consent is sought for the Erection of a single Storey detached garden room/outbuilding to replace Existing Structure

The Freehold maisonette is located on the ground & lower ground Floor and has sole ownership of the rear garden.

Amount

The Proposed Garden structure will be a free-standing Contemporary energy efficient Garden Room with an internal area of 17.5 m2.

Scale

The new Garden 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 2.5m 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 Double Sliding Patio Doors & small top opening window to the right/ Left Elevations 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 Cladding to Front & tantalised redwood to all other elevations the building will blend in with the rest of the garden.

Landscaping

No major just minor landscaping is required in the area where the building is to be located the building will be located on an existing raised concrete base with additional concrete Pads.

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 ancillary to the main residence for leisure purposes/Home office 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, the building is in the rear garden not visible from the road and there are garden room in the immediate neighborhood.

See Attached:

- Fig 1 Proposed Building
- Fig 2 Proposed Location

Fig 1 CONFIGURED DRAWING OF PROPOSED BUILDING

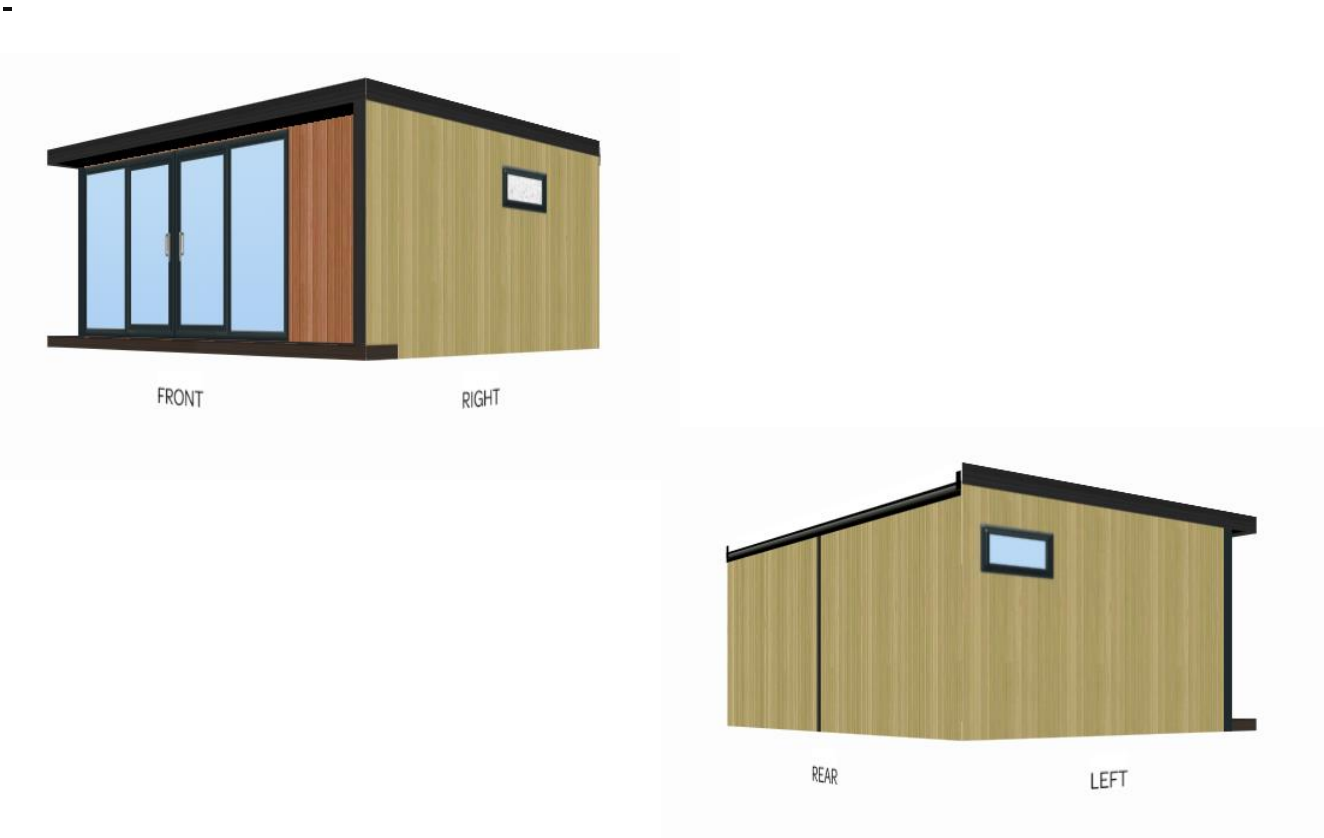


Fig 2 Photographs of proposed location & garden

Proposed Location (Decking & shed to be removed)



View from Rear of property to proposed Location



View from Rear of garden towards House & Neighboring property

