



DESIGN/ACCESS STATEMENT

Maisonette (Flat1-2)
20 Thurlow Road
Camden
London
NW3 5PP

This Design and Access Statement supports a Planning Application submitted by Green Retreats on behalf of Mr. M Fowler

Summary of Proposal

Consent is sought for the Erection of a single Storey detached garden room/outbuilding to replace existing outbuilding in rear garden.

The property is a large Detached Victorian property set within a large garden; the property is subdivided into 4 flats. Maisonette (Flat1-2) are located on the ground Floor and have sole ownership of the rear garden.

The property is within Fitzjohn's Netherhall conservation area

Amount

The Proposed Garden structure will be a free-standing Contemporary energy efficient Garden Room with an internal area of 24.5 m² and a covered canopy 6.5M².

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 mono green coloured roof sloping from front to the rear. It will be sited into the corner of the garden not visible from the road at the front of the property.

Building Appearance

The Proposed building is a contemporary design, to the front will be Aluminum French door window combination & full height fixed windows, the right elevation has small opening window & the left elevation a fixed picture window & a single opening door to gain access from the covered canopy all Frames in Graphite Grey. The proposed Structure is predominantly constructed from natural materials and very energy efficient. The building will be clad in vertical tanned Natural & honey coloured 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 existing shed will be removed & some shrub will need trimming back. The building does not require a full concrete pad as the building is set on a series of concrete piles that are placed at interval of 1m apart under the floor. (Details On separate document Method statement)

The existing vehicular and pedestrian access are unaffected

Conclusion

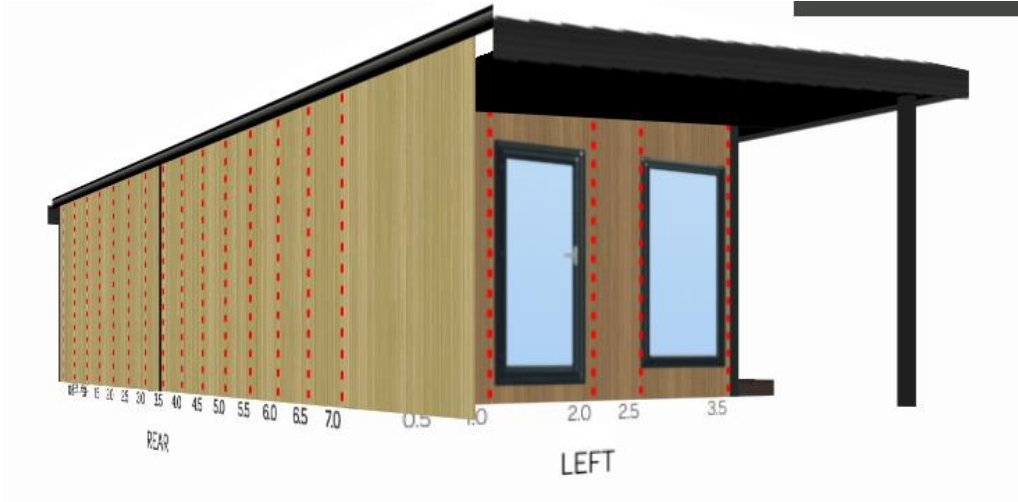
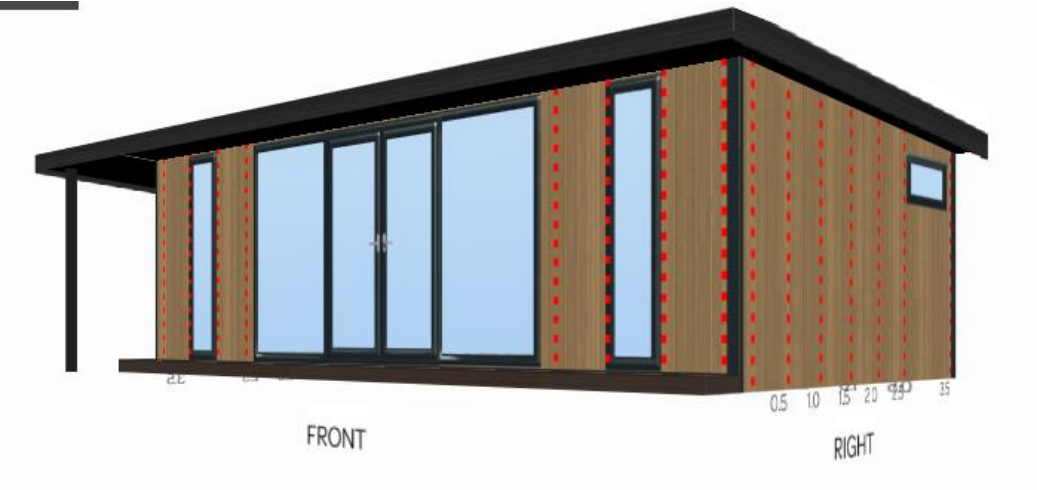
The Application seeks to provide a space away from the main residential building which can be used all year round for storage, leisure purposes/Home Gym

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

See Attached:

- Fig 1 Proposed Building configured drawing
- Fig 2 Proposed Location garden Photographs

Fig 1 CONFIGURED DRAWING OF PROPOSED BUILDING



Photographs of proposed location & garden

Proposed Location existing outbuilding to be removed



view from Rear of property towards neighboring properties at rear

