

**DESIGN AND ACCESS  
STATEMENT**

—  
*43 Compayne Gardens*

18.06.2021

*Produced by Out of the Valley*

*On behalf of David & Jasmine Hollowday*

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*Fig. 1 Existing Site Photo of proposed cabin position*

## 1.0 INTRODUCTION

- 1.1 This Design and Access Statement forms part of the planning application for a small Garden Cabin with decking, as detailed in this document and drawings corresponding with this application, set within the rear garden of 43 Compayne Gardens. The document will give an overview of the existing site and context, the proposal, as well as explaining the design and its suitability to the site and location.
- 1.2 The applicants, David and Jasmine Hollowday, reside at Flat 2 of the historically converted, 4 story, Victorian villa. The flat enters the garden from a set of stairs leading down and the applicants have sole use of the entire garden area.
- 1.3 The proposal will provide an indoor space within the garden setting and be used as a sitting room or home office. The proposal also provides an ancillary garden storage area to replace the existing timber shed (see following photos).





*Existing Site, view facing west at rear of garden*



*Existing Site, brick dividing wall along boundary between numbers 43 and 45*

## 2.0 SITE AND CONTEXT

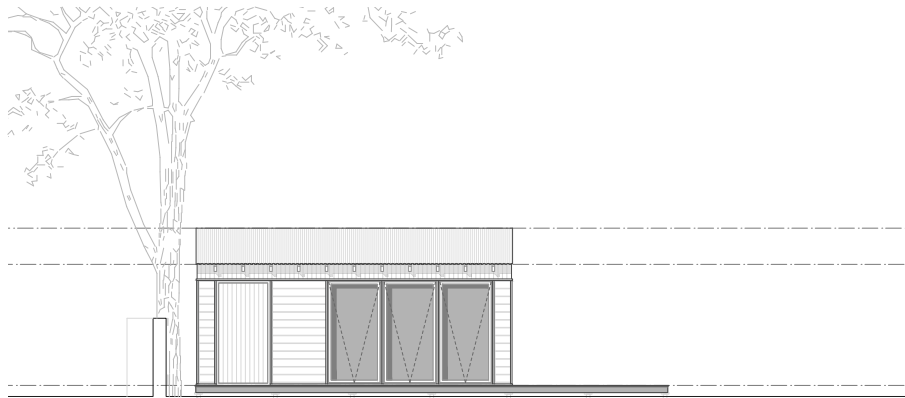
- 2.1 As mentioned, the proposed development is situated within the garden area to the rear of 43 Compayne Gardens. The garden is surrounded by tall mature trees along with low lying shrub and is a nature heavy setting within the city. The dividing walls along the perimeter are half height brick walls, topped with trellis in some areas.
- 2.2 The visual impact of the proposed development is minimal. The site of the proposed cabin is located at the most rear area of the garden, obscured by both high and low level tree lines.
- 2.3 The proposed scheme has been developed keeping in mind it's situation within the South Hampstead Conservation Area and the size, design and limited visibility of the proposal would ensure no undue harm is caused to the character of the conservation area as a result of the development.
- 2.4 A similar application at 50 Compayne Gardens was granted planning permission on the 6th of March 2018 for a garden room to be constructed at the rear of the garden. Application Reference: 2017/4932/P.



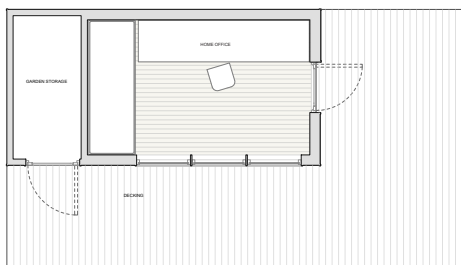


*North Elevation of Proposal, facing into the garden from the main building*





*Proposed Principal Elevation, east facing into the garden*



*Proposed Floor Plan showing work space and storage*

### 3.0 DESIGN APPROACH

3.1 The proposed garden cabin is to be used as a day to day work space with the purpose of enjoying the tranquillity of the garden itself, within the city setting. Along with the main work space, the cabin has an integrated garden storage which will replace the current shed.

3.2 The proposed cabin is a single storey timber structure with 14.5sqm of internal floor space, taking up only 4% of the current garden space. The cabin is slightly raised above ground level on screw piles in order to have minimal impact on the site and at the highest point the roof is 3 metres above ground level.

3.3 The decking extends out to the north and east of the cabin by 2.5m and 2m, respectively. The decking and cabin are raised and sit on screw piles. This decision follows the recommendations of the Arboricultural Survey and Report carried out.

3.4 The cabin has been designed to an appropriate scale to accommodate the needs of the applicants as a single, multi-functional space that provides good connection to the outdoors.

3.5 As with all cabins designed by Out of the Valley, efforts are made to source local, natural materials and provide high thermal efficiency with natural insulation.



#### 4.0 **ACCESS**

- 4.1 Access into and within the dwelling, along with the garden, will not be affected by the proposals.
- 4.2 There is no alteration to the existing parking accommodation within this proposal.

