

# DESIGN & ACCESS STATEMENT

FOR

## GARDEN ROOM

42 PRIMROSE GARDENS

LONDON

NW3 4PT

Prepared for: CLIENT

Prepared by: B2 Surveyors Ltd

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## **1. BACKGROUND**

This statement has been prepared to support a planning application for the installation of a Garden Room to the rear garden of a property converted into apartments.

The application is made retrospectively following an enquiry from Planning enforcement.

The works have started but were stopped whilst investigations and discussions occurred with Enforcement. It was agreed that an application would be submitted prior to resumption of the works.

## **2. PROPOSALS**

Installation of a garden room to provide:

- Storage for garden equipment, gardening tools and furniture.
- Potting shed for gardening activities
- Meditation space

The room is part of the landscaping works to the rear garden further described and shown in the drawings.

## **3. DESIGN**

The design has utilised and enclosed on the existing courtyard garden wall. The roof will finish just below the top of the garden wall. The rear garden area is fully paved/hardstanding and the works to the garden will transform the dull dark space into a tranquil and attractive patio courtyard. The works are designed to connect the outdoor space with the indoor space and provide high quality amenity value for the occupants. The Garden Room is less than half the width of the garden and property and is only 6.7m<sup>2</sup> in size.

## **4. ACCESS**

Access to the garden is unchanged. Access to the garden room is through a lockable set of glazed double doors.