# DESIGN & ACCESS STATEMENT

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| ADDRESS: | Garden Flat, 44 Parkhill Road, London, NW3 2YP |
| REASON FOR APPLICATION: | Installation of a detached timber garden room. |

## DESIGN AND ACCESS STATEMENT

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| INTRODUCTION | The applicant seeks to erect a timber garden building which will be used as a domestic garden office - the use of which will be incidental to enjoyment of the main dwelling house. |
| DESIGNATION SUMMARY | Parkhill Road is primarily made up of residential accommodation, comprising largely of buildings containing flats and apartments.<br><br>The Garden Flat is part of number 44, which is made up of 4 separate residences. The location falls under Camden Borough Council for the purposes of Planning Applications.<br><br>The property is within a pleasant location and the applicant has been mindful to maintain the architectural nature of nearby properties with an attractive cedar clad garden room with a hidden roof.<br><br>Please see APPENDIX A. |
| EFFECT OF THE PROPOSAL ON THE CHARACTER AND APPEARANCE OF THE AREA | The new building will be located in the rear garden and will not be visible from the road.<br><br>The new building will not block any light, it will not impact any rights of way or access to this or any other properties.<br><br>Please see APPENDIX B. |
| DESIGN OF THE BUILDING – SCALE, BULK, DESIGN APPROACH | Designed and manufactured in Suffolk, the building has a low-key design to blend in with its surroundings and will be thoroughly in keeping with the property and the area.<br><br>Internally 3188mm x 2633mm with a footprint of 8.4sq metres<br>Ceiling height 2075mm.<br>Externally 3458mm x 4083mm<br>Roof height 2875mm<br><br>Access to the 4.8m x 3.2m (internal) building is via a simple glazed set of double doors.<br><br>Please see APPENDIX C. |

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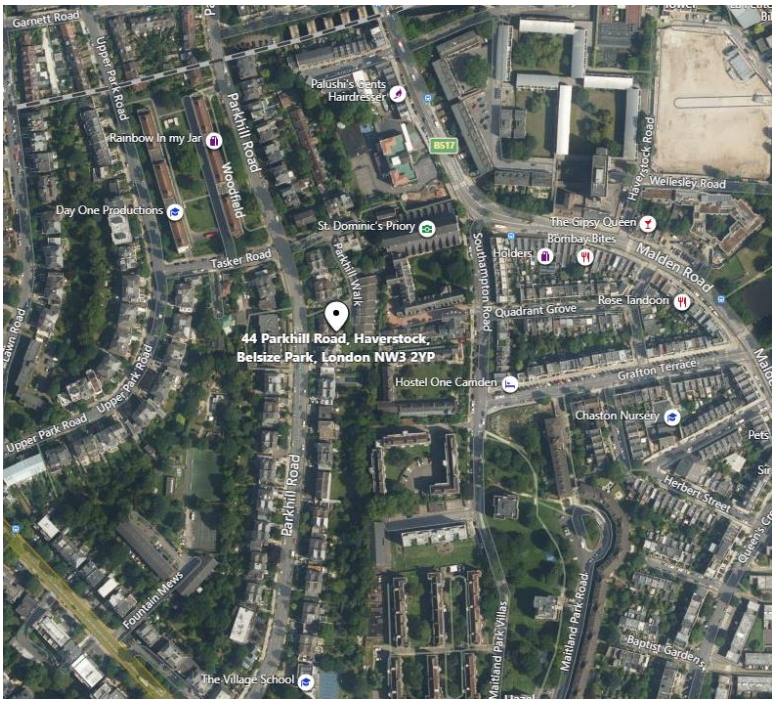
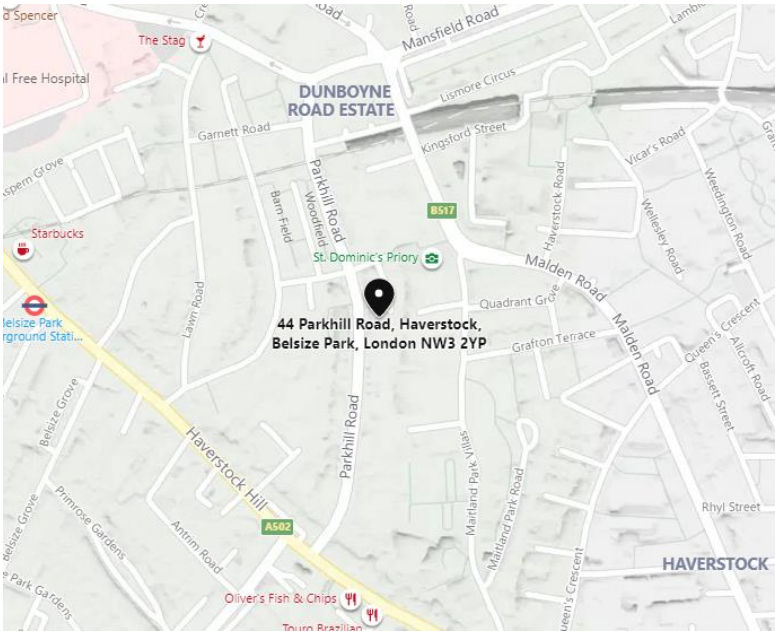
| AMENITY OF NEIGHBOURING OCCUPIERS | The size, height and outlook of the structure prevent it giving rise to any residential amenity concerns in relation to privacy, overlooking or daylight and sunlight.<br><br>The structure is therefore considered to be acceptable with regards to the amenity of neighbouring occupiers. |
| EFFECT ON TREES AND LANSCAPE/BIODIVERSITY | The proposal of this small and well-designed ancillary garden structure has no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.<br><br>The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation<br><br>Please see APPENDIX D.<br><br>It is therefore considered to be acceptable in relation to trees and landscape/biodiversity. |
| CONCLUSION | The proposed garden room will be used as a garden office, allowing the applicant the flexibility to work from home as and when the need arises, independently to the main house.<br><br>The structure has been carefully designed to respect the character, form, scale, and materials of the property and surrounding area.<br><br>It is therefore considered that the proposal will have no harmful effect on the character and appearance of the surrounding area. |
| APPENDIX A: LOCATION |  |


Garnett Road
Upper Park Road
Parkhill Road
Woodfield
Palushi's Gents Hairdresser
Rainbow in my Jar
B517
Wellesley Road
Day One Productions
St. Dominic's Priory
The Gipsy Queen
Bombay Bites
Holders
Malden Road
Tasker Road
Parkhill Walk
Southampton Road
Quadrant Grove
Rose Tandoori
44 Parkhill Road, Haverstock, Belsize Park, London NW3 2YP
Hostel One Camden
Grafton Terrace
Chaston Nursery
Herbert Street
Fountain Mews
Maitland Park Road
Baptist Gardens
The Village School


The Stag
Mansfield Road
DUNBOYNE ROAD ESTATE
Lismore Circus
Garnett Road
Kingsford Street
Vicar's Road
Parkhill Road
Woodfield
Barn Field
Haverstock Road
Wellesley Road
Weedington Road
B517
Starbucks
St. Dominic's Priory
Malden Road
Quadrant Grove
44 Parkhill Road, Haverstock, Belsize Park, London NW3 2YP
Grafton Terrace
Lawn Road
Belsize Grove
Haverstock Hill
Parkhill Road
Maitland Park Villas
Maitland Park Road
Queen's Crescent
Bassett Street
Allcroft Road
Rhyl Street
Primrose Gardens
Antrim Road
A502
HAVERSTOCK
Oliver's Fish & Chips

APPENDIX B: THE AREA

Images of:

1 – The road

2 – Property entrance

3 & 4 – The location of the garden building

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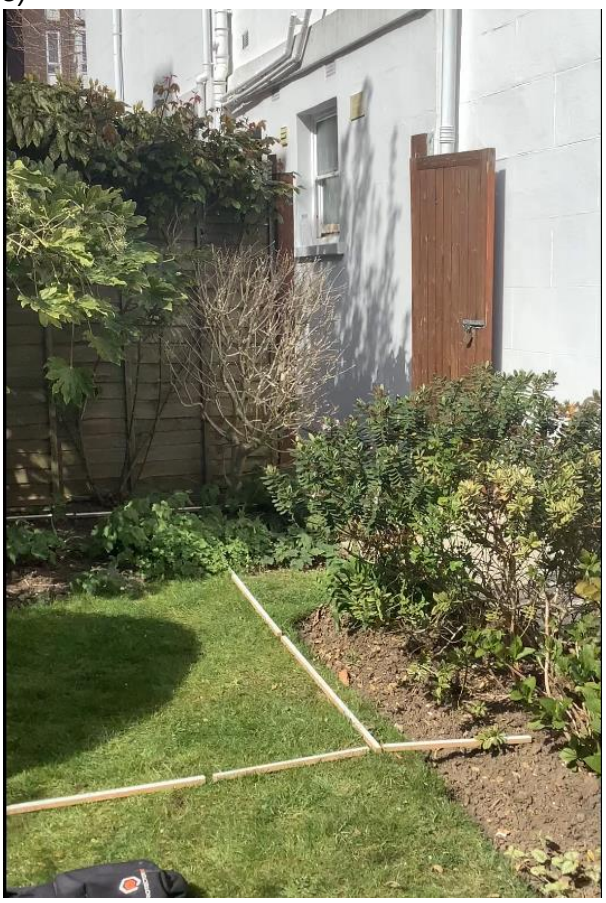
2)

*3)*



*4)*

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| APPENDIX C: PROPOSED BUILDING | ULTRA - 3.2m x 2.6m<br><br>Complete with Black UPVC windows & door built on a 150mm timber chassis. Elevated & insulated floor on 150mm joists with T&G flooring over. All timbers are stained and fully pressure treated.<br><br>All external walls are clad in floating Western Red Cedar which is left untreated to weather naturally. Long-life (Flood) coating is applied to all other exterior timber surfaces.<br><br>15mm MDF substrate walls and ceiling with white silk finish and natural timber beading. 40mm - 45mm foil faced polyisocyanurate insulation is used throughout.<br><br>Hidden roof with cedar feature fascia on three sides. Integrated soffits. EPDM rubber finish for longevity on 18mm OSB substrate for solidity. Guttering fixed to rear with downpipes positioned to ground.<br><br>Supplied with double sockets, recessed LED downlights, integral cabling and fusebox ready for electrical connection.<br><br>*An example of an Ultra::*<br><br>  <br><br>NB: This is for reference only and does not reflect the specification of building in this application.<br><br>All SMART buildings are modular which means that they can be installed on site in a matter of just a few days, rather than weeks.<br><br>All SMART buildings can be deconstructed and moved and are therefore not considered as permanent structures. |

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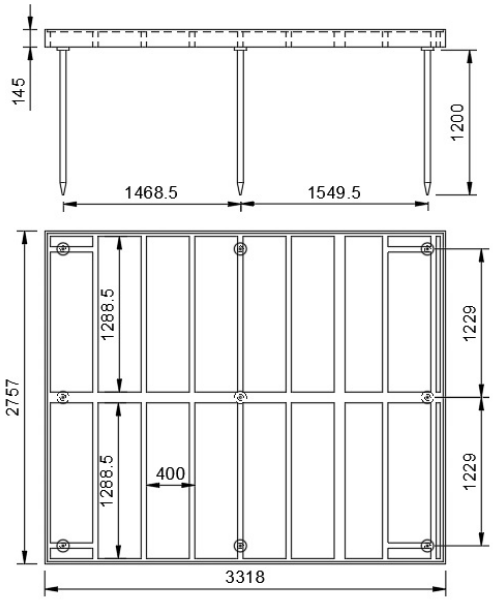
| APPENDIX D: PROPOSED BASE | **GROUNDSCREW BASE:**<br><br>The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation, especially tree roots.<br><br>  <br><br>Ground screw cross section and plan:<br><br>Screws are placed at approx. 1.5m apart.<br><br>  <br><br><br>NB: This is for reference only and does not reflect the size of building in this application. |