

Design and Access Statement – 2132.DAS.01

Proposal for new outbuilding within the rear garden of:

31 Downside Crescent, London NW3 2AN

Introduction

This is a supporting statement / design and access statement to accompany a householder planning application for a single storey timber garden outbuilding at **31 Downside Crescent, London NW3 2AN**

1. AMOUNT

The proposed development has an internal floor area of 6.3M2 within a rear garden area of 230m2. It is a timber framed single storey eco-outbuilding.

2. LAYOUT

The proposed outdoor structure has no effect to the surrounding routes of the site or public realm as it is nestled within fence lines and positioned approximately 8m away from the rear façade of the existing main house. No public spaces are being affected.

3. SCALE

The external dimensions of the outbuilding are 3m wide x 3.5m deep x 2.8m high from ground level.

4. LANDSCAPE

The proposed studio will sit in an area of disused garden space surrounded by high foliage- **See Image 1.**

5. APPEARANCE

The timber outbuilding is a modest contemporary structure using natural sustainable materials. Premium grade western red Cedar is used for the cladding. The windows are Scandinavian laminated pine. It is considered that the proposal with its natural materials will enhance the site and surroundings.

6. PROPOSED USE

Ancillary residential purposes. The outbuilding will be used for ancillary residential purposes.

7. ACCESS

The access to the site will not be altered or replaced in anyway; the studio is situated close to the fence line where it does not intrude on any existing paths or access points to the main dwelling or site.

IMAGE 1

