

Design and Access Statement

164 Haverstock Hill
London
NW3 2AT

This Design and Access statement has been prepared in support of the planning application by the agent on behalf of Kam Dastur, consent is sought for:

The Construction of a single storey timber clad contemporary garden building.

Design

The proposed installation is a contemporary design, the materials used are predominantly constructed from natural materials and very energy efficient with excellent superior thermal insulation. The internal floor area will 12.5sq. Meters with a modest footprint in relation to the floor space offered.

The building is single Storey with a hidden Mono roof, the highest point is 2.5m at front slopping to the rear. The external Aluminium Bi-Folding doors & modest Aluminium window frames will be graphite externally and white internally all will have Double glazed units. The building will be faced with vertical tanalised natural honey redwood slatted on the front and standard ship lap on the left right and rear elevations. The building will be finished with a Graphite composite deck step and graphite metal fascia.

Layout

The proposed building will be located to the rear of the rear garden owned by the homeowners of 164 Haverstock hill, this area is for the sole use of the homeowner.
See images below.

The garden is surrounded by established hedgerow and trees in the neighbouring gardens. The main dwelling will not be altered or effected in any way by the installation.

Scale

The proposed building has been designed to a modest scale in proportion to the size of the area and will fit into the space comfortably still allowing for plenty of open space for further planting and there is a good distance between itself and the property.

Landscaping

The building will sit on a pile foundation system, preventing the need for a solid concrete base. The existing hedges and established trees as well as fencing will remain and screen the building. The dilapidated decking area and overgrown vegetation will be removed as well as the small existing shed will need to be cleared to allow for the proposal. T3 as marked on the block plan will be

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removed and a new tree planted, permission for this is being sought by the applicant's tree specialist this is being handled directly with Camden Council.

The roof will be finished following installation with a sedum roof tray system to mitigate the planting space and vegetation lost, as a result of the proposed garden building although most of the current space is decked. See floor plan and elevation drawings as well as supporting document with details of the proposed roof.

See images below of the current space.

Vehicle Access

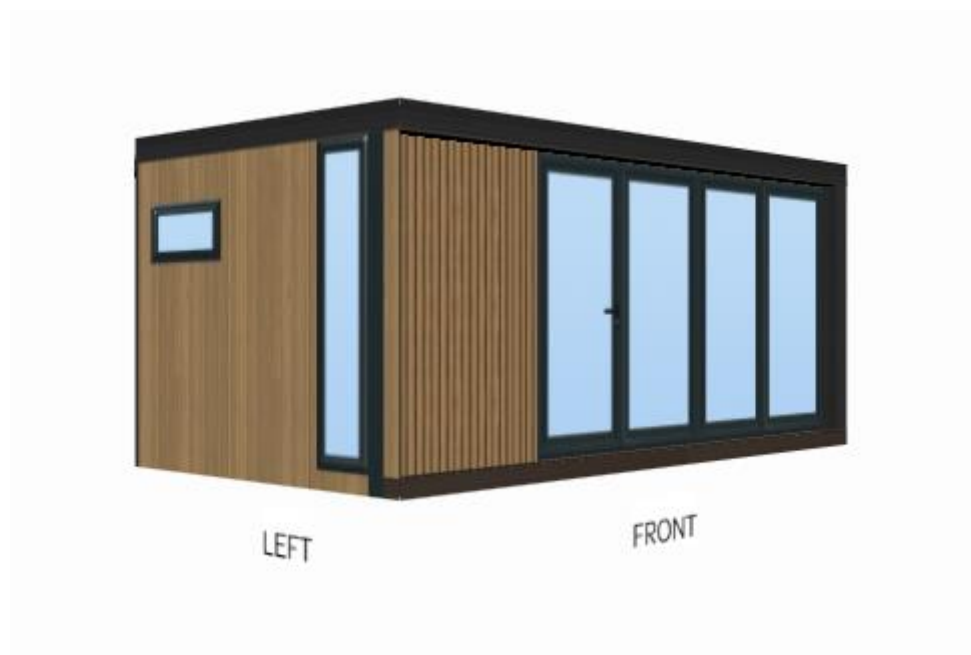
The existing vehicular and pedestrian access are unaffected by the proposal.

Conclusion

The building is designed to be modest & contemporary statement which is not obtrusive to the existing house, neighbouring gardens or surrounding area. We believe the proposed installation will not have any detrimental impact on the environment and the one tree which requires removal will be replanted elsewhere in the garden. It is located at the end of the garden and will not be visible from the public highway. See image below.

The proposed building will have no connection to drains or water just an electrical supply. The building is to be used ancillary to the main dwelling for the enjoyment of the homeowners offering essential additional space for a home office and recreation.

Proposed Building



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Photographs of Proposed Building Location

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