

## **Design and Access Statement**

Flat 2, 31 Priory Road  
London  
NW6 4NN

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

### **The Construction of a single storey timber framed 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 15sq. 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 sliding doors and modest aluminium window frames will be Black externally and white internally, all will have Double glazed units. The building will be faced with vertical Composite Oak Cladding. The deck will be Black Composite.

#### **Layout**

The proposed building will be located within the rear garden, replacing an existing timber structure. The rear garden is paved, with very little vegetation. The main dwelling will not be altered or effected in any way by the installation. See images below.

#### **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 and there is a good distance between itself and the property.

#### **Landscaping**

The building will be built upon ground that will be levelled, using a pile foundation system. No vegetation will be removed or altered for the proposed garden room. There are trees within falling distance of the proposed garden room and we will follow our Method Statement for Tree Roots (attached separately) for the concrete piles to protect any roots within the area The existing hedges and fencing will remain and screen the building. The existing timber structure will be removed. See images below.

#### **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 and surrounding area. We believe the proposed installation will not have any detrimental impact on the environment. It is located away from the property and will not be visible from the public highway.

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 as a home office.

Proposed Building



FRONT

RIGHT



REAR

LEFT

## Design and Access Statement

### Photographs of proposed building location



Existing timber building to be removed.