

## **Design and Access Statement.**

72 Fitzjohns Avenue  
London  
NW3 5LS

### **Summary of Proposal**

The installation of a single-story energy efficient timber clad garden building.

### **Design**

The new building 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 be 14 Sq. Meters with a modest footprint in relation to the floor space offered.

The building is single Storey with a sloping roof, the height is of 2.5m at front sloping to the rear. The external Aluminium bi folding door set & modest Aluminium window frames will be Graphite Grey externally and all will have Double glazed units.

The building will be faced with vertical tanalised Honey Redwood timber cladding to all elevations.

### **Layout**

The proposed building will be located within a side garden of the property and will be replacing an old shed that is no longer fit for purpose.

### **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 does not require a full concrete pad as will be built on concrete piles spaced 1m apart under the building.

No established trees will be impacted by the construction of the proposed building, as supported in the tree survey included. The large trees surrounding the property will provide natural screening for the proposed building from any neighbouring properties. Small plants will be relocated to accommodate the construction of the proposed building, these plants have been labelled as Category C on the supporting tree survey, indicating that they are of small size and quality and no cause for concern.

Despite the minimal loss of garden space the application is open to installing a sedum roof on the garden building, this will increase the height of the building slightly, please see details included in the application supporting documents.

### **Vehicle Access**

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

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### Conclusion

The building is designed to be modest & contemporary structure which is not obtrusive to the existing house and surrounding residential buildings. We believe the proposed installation will not have any detrimental impact on the environment, it is located away from the property and the many surrounding trees will provide natural screening from the building. The proposed building will have no connection to drains or water just an electrical supply for lighting & Sockets. The structure is for the sole use of the homeowner.

### Proposed building



## Photograph of Proposed Location

