

## **Design and Access Statement**

2 Provost Road  
London  
NW3 4ST

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

### **The Construction of a single storey 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 be 12sqm 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 sloping to the rear. The external aluminium sliding doors and single clad door & aluminium window frames will be black externally and white internally - all will have double glazed units. The building will be faced with vertical Composite Black cladding on the front & left elevations and vertical tanalised natural redwood timber to the rear & right elevations. The deck and fascia will be black composite.

#### **Layout**

The proposed building will be located within the rear garden, replacing an existing shed at the bottom of the garden. The area is surrounded by a couple of trees, none of which will be affected by the installation. The main dwelling will not be altered or affected 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 still allowing for plenty of open space for further planting and there is a good distance between itself and the property. The proposed garden room will be replacing an existing shed, so the proposal will only take a slightly larger area of the garden without causing any detrimental effect on the garden.

#### **Landscaping**

The building will be built using a concrete pile foundation system. The piles will be dug using our Method Statement for Trees to protect any tree roots within the area. No levelling work is required and the existing trees as well as fencing will remain and screen the building. A small, planted area will need to be removed, along with the existing shed for installation. No trees will be removed or cut back as a result of this installation. The existing 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 a 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 as it will replace an existing building. It is located away from the listed building 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 and storage. The building is similar in size as other garden rooms which have been approved within the vicinity.

## Proposed Building



FRONT

RIGHT



REAR

LEFT

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### Photographs of proposed building location



Existing building to be removed.



