

Design and Access Statement

Flat 1
28 Fellows Road
London
NW3 3LH

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

The construction of a single storey timber clad contemporary garden building to be used as a home office.

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 12.5sqm with a modest footprint in relation to the floor space offered. The building is single Storey with a sloping roof, the highest point is 2.5m at front sloping to the rear. The external aluminium sliding doors and aluminium single clad door & modest aluminium window frames will be black externally and white internally - all will have double glazed units. The building will be faced with vertical slatted redwood cladding to the front & right elevations and tanalised natural redwood cladding to the left & rear elevations. The fascia and decking will be black composite.

Layout

The proposed building will be located within the rear garden, replacing an existing small timber building. The area is surrounded by some established 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.

Landscaping

The building will be built using our pile foundation system, following our Method Statement for Tree Foundations. No ground levelling is required for installation. The existing fences & established trees will remain and screen the building. No trees will be removed or cut back as a result of this installation. 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 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; it will replace the existing small timber structure. It is located away from the main dwelling and will not be visible from the public highway or surrounding properties. 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

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Photographs of proposed building location



Existing timber building to be removed.

