

Design and Access Statement

Garden Flat
116 Crouch Hill
London
N8 9DY

This Design and Access statement has been prepared in support of the planning application by the agent on behalf of Mr Oliver Jeffcott, 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 be 17.5sqm 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 uPVC sliding doors & modest uPVC window frames will be Black externally and white internally - all will have double glazed units. The building will be faced with vertical tanalised natural redwood timber to all elevations. Including the deck and fascia.

Layout

The proposed building will be located within the rear garden of the property, replacing an existing timber structure. The area is surrounded by clusters of established trees, only two small trees will need to be removed for 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 concrete pile foundations, following our Method Statement for Trees to make sure the construction does not affect any surrounding trees. The existing fences and walls will remain and screen the building. Two very small trees will need to be removed – a separate application has been submitted for this work as they are protected; application number CON/2022/0350. The existing timber structure will be removed. See images below.

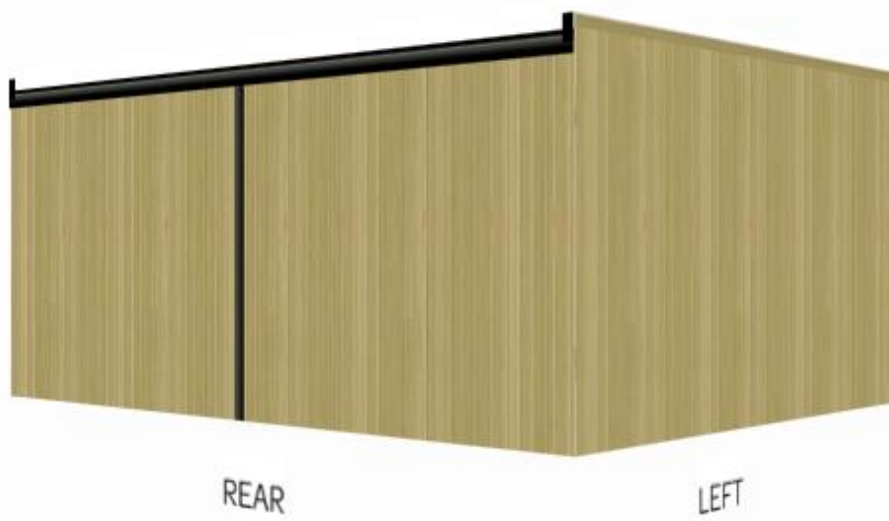
Vehicle Access

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 timber structure. It is located away from the main dwelling 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 entertainment space.

Proposed Building



Design and Access Statement

Photographs of proposed building location



Existing timber building to be removed.