

## **Design and Access Statement – 2302.DAS.01**

**25/09/23**

### **Proposal for new outbuilding within the rear garden of:**

15 Midhurst avenue, London, N10 3EP

### **Introduction**

This is a supporting statement / design and access statement to accompany a householder planning application for a single storey timber garden annex at **15 Midhurst avenue, London, N10 3EP**.

### **1. AMOUNT**

The proposed timber framed annex has an internal floor area of 19.6m<sup>2</sup> within a garden area of 137m<sup>2</sup>. The building is considered to be well proportioned within the context of the significant garden space. By way of background it is not unusual for garden buildings to accommodate up to 50% of a garden space both under planning approval or within permitted development.

### **2. LAYOUT**

The proposed outbuilding has no effect to the surrounding routes of the site or public realm as it is nestled within fence lines and positioned approximately 8.5m away from the rear façade of the existing main house. No public spaces are being affected.

### **3. SCALE**

The external dimensions of the outbuilding are 6.6m wide x 3.9m deep x 2.9m high from the ground level at the front of the building.

### **4. LANDSCAPE**

The proposed studio will sit in an area of disused garden space to replace an old trampoline and is surrounded by high foliage. (Shown in images 1&2)

### **5. APPEARANCE**

The timber outbuilding is a modest contemporary structure using natural sustainable materials with a mono pitch roof. Premium timber cladding is used for the external elevations together Scandinavian pine windows. It is considered that the proposal with its natural materials will enhance the site and surroundings.

### **6. PROPOSED USE**

Ancillary residential purposes. The outbuilding will be used for ancillary residential purposes/to be used for purposes incidental to the enjoyment of the dwelling house.

## 7. ACCESS

The access to the site will not be altered or replaced in anyway; the studio is situated close to the fence line where it does not intrude on any existing paths or access points to the main dwelling or site.

**IMAGE 1**

