

# 03 – Design & Access Statement

PME-17613

**Proposal:** Retrospective application for a single-storey garden outbuilding used as a garden room and storage space

**Property:** 132 Hallowell Road, Northwood, HA6 1DU

**Applicant:** Alexandra Yokoi

**Prepared by:** Plans Made Easy

---

## Design & Access Statement – PME-17613

### 1. Introduction

This Design & Access Statement supports a retrospective planning application relating to a **single-storey outbuilding** situated within the private rear garden of **132 Hallowell Road**, a ground-floor maisonette in Northwood. The outbuilding replaces an older shed and provides a small garden room with accompanying storage space.

The development is modest, domestic in appearance, and has been constructed in a manner mindful of local character and neighbour relationships.

---

### 2. Design Principles

The outbuilding has been designed to:

- Provide practical storage and a small garden room that enhances the usability of the private rear garden.
  - Respect the character, scale, and rhythm of existing garden structures typical of Hallowell Road.
  - Maintain neighbour privacy through careful orientation and omission of side windows.
  - Ensure the structure remains **subservient** to the main building and visually unobtrusive.
- 

### 3. Layout

The building is positioned toward the rear section of the garden, occupying **less than 50%** of the overall amenity space. It retains generous separation from the dwelling and is screened by existing boundary fences.

Internal layout comprises:

- **Front garden room** facing toward the garden.
- **Rear storage space** accessed from the outside Door.

No changes are made to the dwelling's internal layout, entrances, or circulation.

---

## 4. Scale & Appearance

The key dimensions are:

- **Approx. 5 m width**
- **Approx. 3 m depth**
- **Max height approx. 2.5 m**

The scale sits comfortably within typical garden outbuilding proportions and is comparable to other garden structures along Hallowell Road.

Appearance features:

- Timber cladding for a natural garden aesthetic.
- Flat roof construction to maintain a low profile.
- Glazed double-doors facing into the garden.
- No side windows to preserve privacy.

The outbuilding is visually recessive and not visible from the public street scene.

---

## 5. Access

Access remains unchanged to the main property.

- The outbuilding is reached via the existing garden path.
- Entrance is level and safe, with the outbuilding floor constructed on a pre-existing concrete base, raised to align with garden levels.
- No changes are made to vehicle access, site access, or public footways.

There are no accessibility constraints introduced or altered by the development.

---

## 6. Context & Character

The area consists of **ground- and first-floor maisonettes** with long rear gardens. It is common for these gardens to accommodate:

- Timber sheds
- Outbuildings
- Garden rooms of varying sizes

The outbuilding is consistent with this pattern of development. It does not project above fencing, is not dominant in scale, and does not disrupt architectural character.

The materials and proportions complement the residential setting and provide a modest enhancement to the garden environment.

---

## 7. Sustainability

The outbuilding contributes positively to sustainability objectives through:

- Use of an existing concrete base, reducing demolition waste.
  - Efficient timber framing and cladding.
  - Surface water directed to permeable areas (pea shingle) to support natural drainage.
  - Small footprint and low embodied energy compared with full extensions or larger structures.
- 

## 8. Conclusion

The outbuilding represents a **sensitive, well-designed** and proportionate addition to the rear garden of 132 Hallowell Road. It respects:

- Local context
- Neighbour amenity
- Domestic scale
- Appropriate materials and height

The design is functional, visually appropriate, and consistent with established development patterns. The application is therefore considered acceptable in design and access terms.