



DESIGN AND ACCESS STATEMENT

The applicant seeks to erect a detached annexe to provide ancillary sleeping accommodation at the end of his garden for their son, as bedroom space within the house is limited.

The proposed Zedbox will largely replace an existing garden shed on the same location, which are to be removed as part of the works.

Materials and finishes of the Zedbox 835 have been chosen for maximum durability and weather hardiness as well as being environmentally friendly. The unit is of contemporary style and fits inoffensively in relation to other buildings as a garden feature. It cannot be viewed in conjunction with the house and so there will be no clash of styles. The ThermoWood cladding fades and takes on natural hues with time whilst not decaying or losing its weather hardiness.

Its single storey height (2.74 metres) within the existing enclosure of high fencing meaning that it will be of minimal if any visibility to neighbouring properties which are some distance away. The rear the Zedbox will be screened by a 1800 High timber fence. The row of poplar trees indicated on the plan belong to the council and are within a strip of land belonging to them and to which they have separate access. The front of the Zedbox, which will be South East facing facing has several floor to ceiling windows to provide maximum light. Further daylight is provided to the sides of the Zedbox by a high level letterbox type window and single window on the North East facing wall and several single windows on the South West facing wall which face onto a fence and privet hedge.

The Zedbox will neither overlook or be overlooked nor block any light any surrounding properties. It will not impact any rights of way or access to this or any other property.

The "ThermoWood" T&G boarding which comprises the major part of its external surface is a Thermo treated natural timber product developed to provide minimum maintenance, material stability and endurance.

The roof is clad in a single sheet of EDPM Black rubber with no penetrations to ensure maximum weather-proofing.

Rainfall will be harvested in a water-but and dispersed as necessary in a ground soakaway.

The building has an external footprint of approximately 37 Sqr. Metres and an overall height of 2.74 metres from Ground level. OA Dimension 8985 * 4170

The Zedbox unit will be accessed via a garden path, which will be configured to suit. Normal access will be via the main house or its gated and locked side passage.

There is no additional parking requirement.

The unit is light and subject to building control approval, installed on plinth or Ground screw type foundations. The Zedbox is designed to be installed in less than a week, and should that ever be required, could be removed, with minimal impact on the ground or local environment.

Internal spaces are zoned by lighting to provide maximum use of space and separation of areas for function and utility. It is provided with smoke and fire detection in all areas.



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The Zedbox 830 visual below is for the purpose of indicating general appearance, finishes and window types only. For detailed appearance refer drawing 835:01 .



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