

NEW GARDEN STUDIO  
Canonbury House, Prey Heath Road, GU22 0SW

# Design Statement

## 1. Introduction

This document has been prepared in accordance with the guidance published by the Commission for Architecture and Built Environment (CABE). This statement is submitted in support of this application and should be read in conjunction with drawings and other information submitted.

## 2. Use

The site is located on Prey Heath Road which consists of residential properties.

The house is a detached residential property, and the proposed garden studio will be supplementary to the main house.

## 3. Amount

The existing site area is 0.067 ha

The footprint of the proposed garden studio is 26.6m<sup>2</sup>.

### Greenbelt Calculation

Existing outbuilding volume – 28.8m<sup>3</sup>

Existing house volume - 848 m<sup>3</sup>

Proposed outbuilding volume – 83.7m<sup>3</sup>

The total volume of all existing and proposed outbuildings on the property do not exceed 25% of the volume of the original dwelling.

The total volume of all existing and proposed outbuildings on the property do not exceed 140 cubic metres.

No more than 50% of the curtilage outside of the dwelling would be occupied by outbuildings.

No part of the building has more than a single level.

No part of the development would exceed 4 metres in height (measured from the lowest adjoining pre-existing ground level).

## 4. Layout

The proposed layout is a single studio room with entrance lobby and storage.

## 5. Scale

The ridge height is 3.9m and the eaves height is 2.3m.

**6. Appearance**

The proposed walls will be finished in timber effect cladding. The proposed roof will be finished in roof tiles to match the main house.

**7. Access**

The proposal will comply with Part M in accordance with Building Regulations.

**8. Conclusion**

In conclusion the applicant is striving to produce a high quality garden studio that fits well within the local environment.