

Design and Access + Heritage + Fire Statement

For Proposed Replacement Garden Room At:

Flat Ground Floor 13 Aberdare Gardens London NW6 3AJ

Introduction:

This document has been prepared to support the Planning Application for the proposed garden room at the above property and should be read in conjunction with drawing no. 222311-01

Background Information:

There is a current approval (app. ref. 2019/6394/P) for "Extension to existing rear garden outbuilding (revised) approved 02/08/2021.

Note this approval included a modest wc facility however this has been omitted from this application.

Subsequent to this approval it has been assessed that the existing structure is not suitable for extending.

This application is for a replacement building that will match that granted via the current approval.

Site Details:

The host property is a 3 storey red brick, tiled roof semi-detached Victorian house built circa 1895 and converted into flats in 1987.

The ground floor flat has private use of the rear garden which measures approximately 11m wide and 22m deep.

Located in the north east corner of the rear garden there is an existing garden room that measures approx. 4m x 3.8m, 2.7m high with a sedum roof.

The host dwelling is not listed but the site is within the South Hampstead Conservation Area.

Rev. -

Proposal:

It is proposed to remove the existing garden room and construct a new single storey garden building.

Location / Use / Size / Massing / Materials etc :

- i. The garden room will be located adjacent to the north and eastern boundaries of the rear garden.
- ii. The building will provide a space from which the family can enjoy the garden year-round.
- iii. Is located to take advantage of existing boundary treatments.
- iv. Materials: The building is constructed using “SIPs” (Structurally Insulate Panels). This method of construction provides a high thermal performance. The garden room will achieve a thermal performance in excess of those currently required to meet Part “L” of the Building Regulations.

- v. Externally the front and left flank elevations will be finished with kiln dried Larch cladding.

The rear elevation and right flank elevations will be finished with Grey “Weathershield” paint.

The roof will be finished with a sedum roof as detailed on drawing no. 22311-01

The doors and windows are grey / anthracite coloured aluminium frames fitted with high-performance double-glazed units.

Trees + Biodiversity:

Trees within falling distance of the proposed garden room are shown on drawing no. 222311-01.

The proposed foundation system uses “ground screws” and does not require traditional strip / trench digging.

Rev. -

To ensure the biodiversity benefits of the scheme are realised the garden room will be fitted with a sedum roof – as detailed on drawing no. 22311-01.

Amenity:

The closest neighbouring properties are the neighbours above and on either side of the host property at Aberdare Gardens and the properties on Greencroft Gardens to the rear of the garden.

The nearest neighbouring windows to the side would be over 18m from the replacement garden room and given the existing arrangement could not be considered to result in undue harm to the occupiers of neighbouring properties in terms of daylight/sunlight, loss of outlook or overlooking.

Access and Parking:

The existing access and parking arrangements will be maintained.

Refuse and Recycling:

The facilities in the host dwelling will be used.

Foul and Surface Water:

No Foul water will be created. Any surplus surface water from the sedum roof will be collected and stored in a water butt for future use in the garden.

CIL:

Due to the proposed floor area being less than 100 sqm a CIL payment will not be payable.

Assessment of the proposal:

The proposed garden room:

- i. will match an existing current approval to extend an existing garden room
- ii. is ancillary to the dwelling
- iii. is located to take advantage existing boundary treatments
- iv. finished in materials sympathetic to its location
- v. will use a non-invasive foundation system
- vi. is sized to respect the setting and location

The proposed garden room will not materially harm the character / appearance of the host dwelling, adjacent houses, the street scene and / or the wider Conservation Area.

Rev. -

Fire Statement:

1. The proposed works are classed as a “minor development” and will not change or increase the risk of fire within the building as it is separated from the main building
2. A Smoke Alarm will be installed in the Garden Room
3. The proposed escape route will always be unobstructed
4. Materials used on the development will be certified to the latest standards and fit for purpose in accordance with Building Regulations
5. Access for emergency services will not be altered as a result of these works
6. Fire escape routes in / for the entire building will not be blocked as a result of this Garden Room
7. The escape route in case of fire will be the entrance door which leads to the garden

Rev. -