

eDEN Garden Rooms

33a Redington

Supporting Information / Location Survey



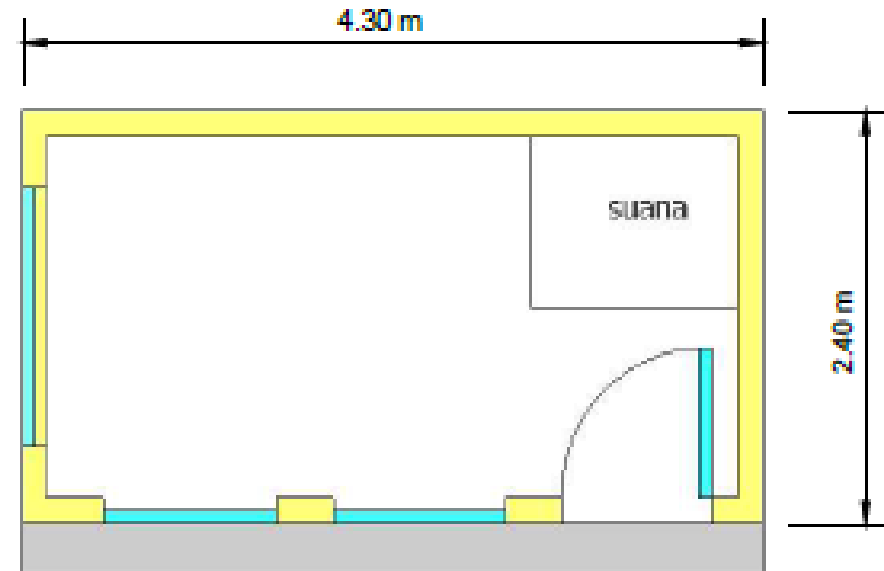
Project Overview (as per main application)

- Erection of small outbuilding in large Hampstead Garden - Ground floor apartment
- The proposed building is single storey with a flat sedum roof and with an 8.68m² internal footprint is a very small scale in the garden at 33a Redington Road, Hampstead, replacing an old greenhouse
- The new building delivers a premium aesthetic with the combination of extensive grey aluminium glazing and western cedar wood, therefore improving the general features of the garden and the very limited view for onlookers/residents, who would only be able to see the green, sedum roof.
- The build replaces an existing greenhouse
- The building will be single-storey with a height of 2.65m and a flat sedum roof with the location on the second tier of the tiered garden, down from the property, which minimises the impact on onlookers from the properties facing down towards the garden.
- Furthermore, the garden room will include a sedum roof, in keeping with the very natural garden environment at this address – which is what onlookers will see from up high.
- The garden room will provide essential additional space for the family, providing an essential space for home working and relaxation. This will provide the family with essential additional space to add to their apartment to help with the needs and requirements of a growing family.
- Materials will be as follows: • Foundations: Screwpile foundations • Structure: Pre-designed timber frame panels • Roof: Sedum Roof (living) • Insulation: 90mm in the floors and ceilings and 70mm in the walls • Exterior cladding: Timber-clad in Western Red Cedar with powder coated aluminium grey facias • Door and window frames: Thermo-efficient, double-glazed doors with aluminium powder coated frame and windows.
- The proposal comprises sustainable development, as well as complying with national and local planning policy
- On the basis the garden room will add significant enhancements to the home life and wellbeing of the family at 33a Redington Road, and is in a well concealed, lower area of the garden (compared with the surrounding properties) amongst trees and greenery, we request this application is approved.

Design



PROPOSED PLAN



High level of glass used to create a good transition in aesthetic from greenhouse

Location



Scale 1:500

0m 5m 10m 15m 20m 25m



Date
04/04/2023

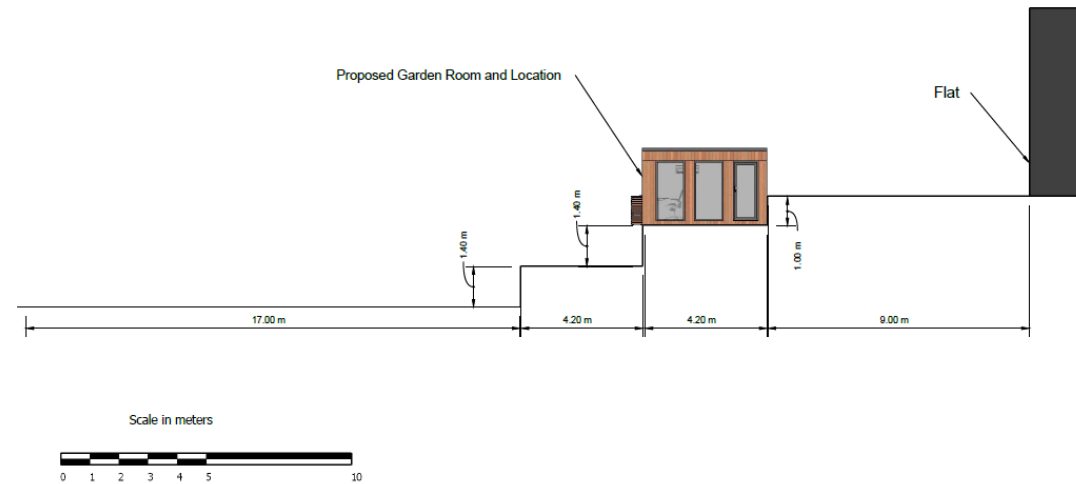
CLIENT
Flat A
33 Redington Road
Hampstead
NW3 7QY

DRAWN BY
Eden Garden Rooms
SCALE : 1:500 @ A3

TITLE
Proposed
Block Plan

DWG 02

PROPOSED South East Elevation and Garden Levels

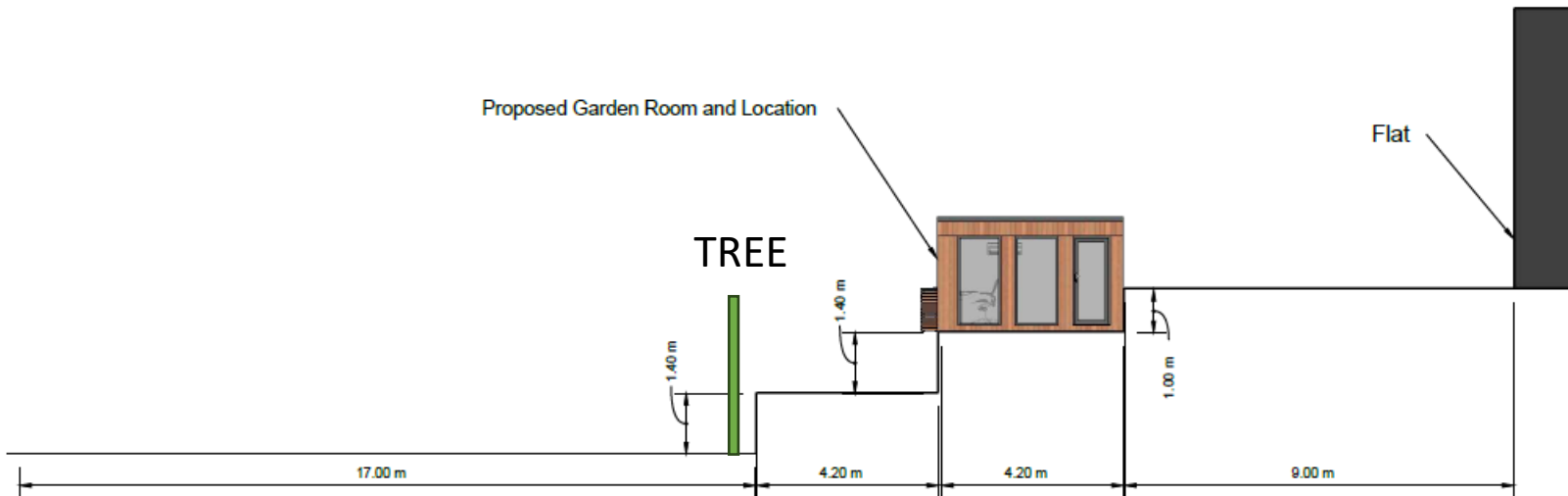


Location is on a raised platform but is part of a multi level garden
Garden room replaces existing 2.5m structure

Location sits down a level (see above) to the ground floor flat
Location has limited visibility from even the owner of the property due to the concealed location (see pictures)

Trees (1)

PROPOSED South East Elevation and Garden Levels



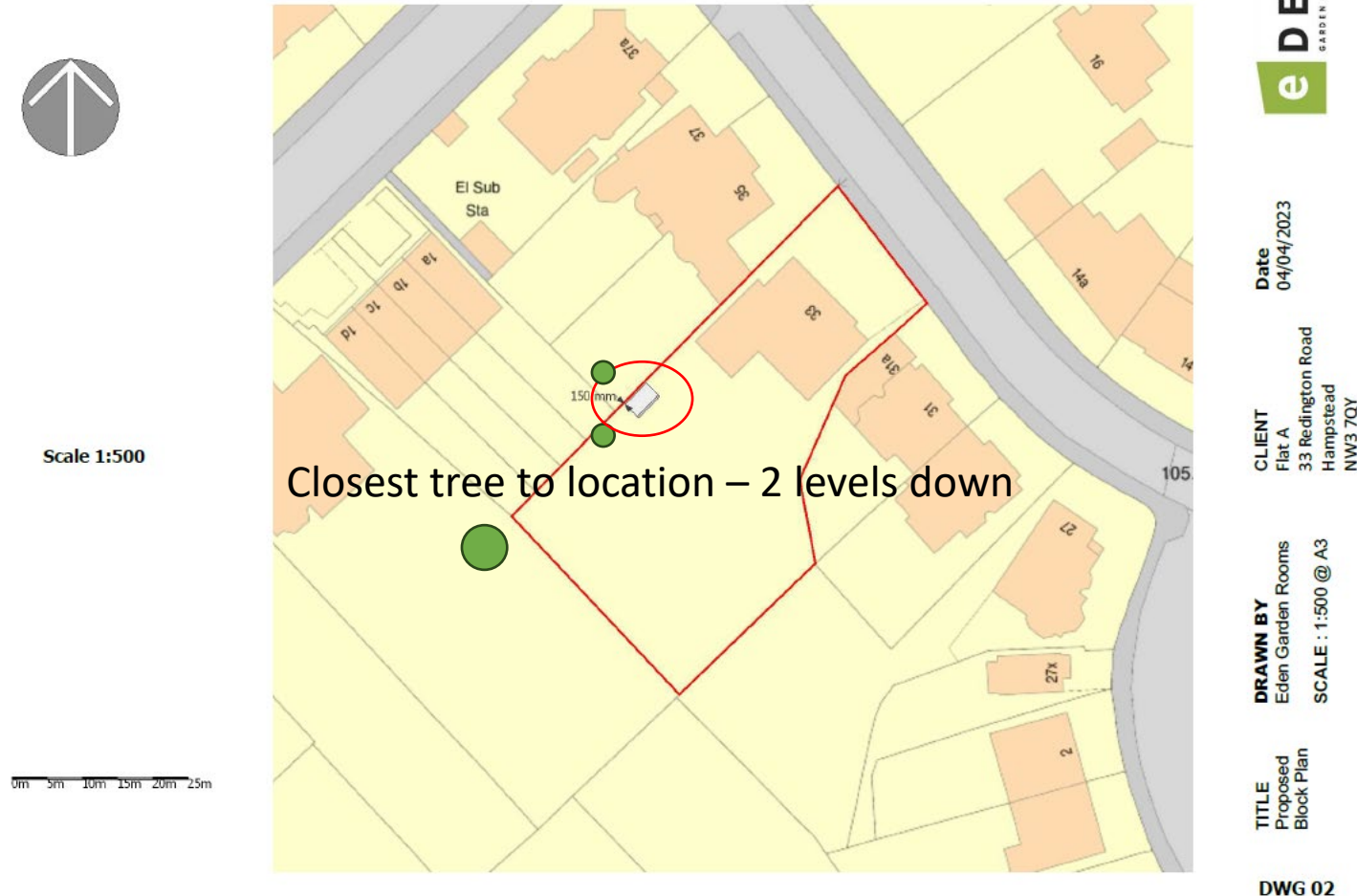
Scale in meters



The closest tree to the building is 4.3m away and on a different level of the garden as shown. Tree has 12cm trunk (see photos)

Due to the levels and distance away – we believe there is little or no impact of the work required to erect a garden room in the intended location

Trees (2)



Other trees do exist within the owners property but all are further away and are on the same, lowest level of the garden

The largest tree within site sits in the neighbours property at the bottom of the garden

A tree exists in the neighbours garden some 4 or 5m beyond the wall

Photo Survey (1)



Photo from bottom level of garden up at intended location
Growth covers the view of the current greenhouse – restricting visibility
Closest trees shown in red circle – 2 levels down / 2.8m down



Photo from 1 level down from location
Growth behind green house completely conceals location

Photo Survey (2)



Location in relation to the house – down a level and behind growth

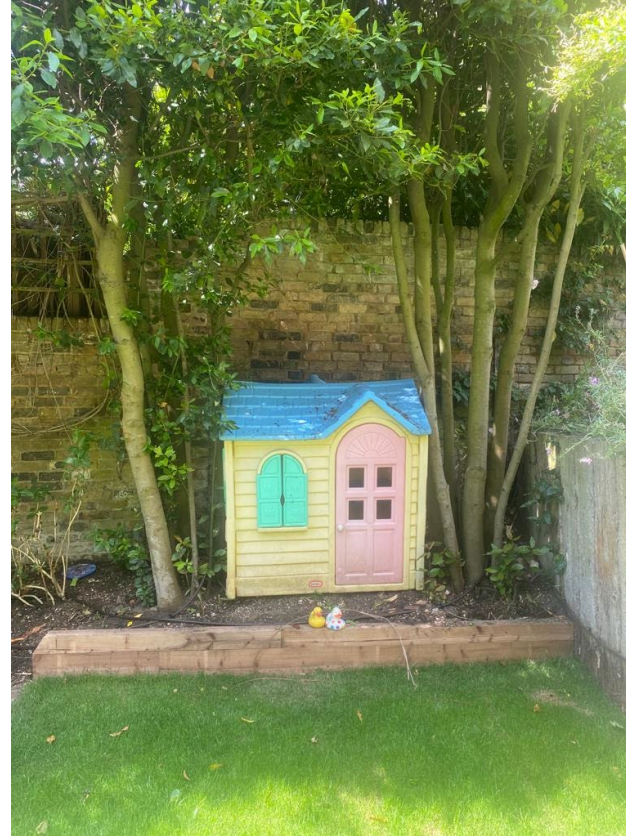


View from inside greenhouse to the rear (the boundary the garden room sits 15cm from

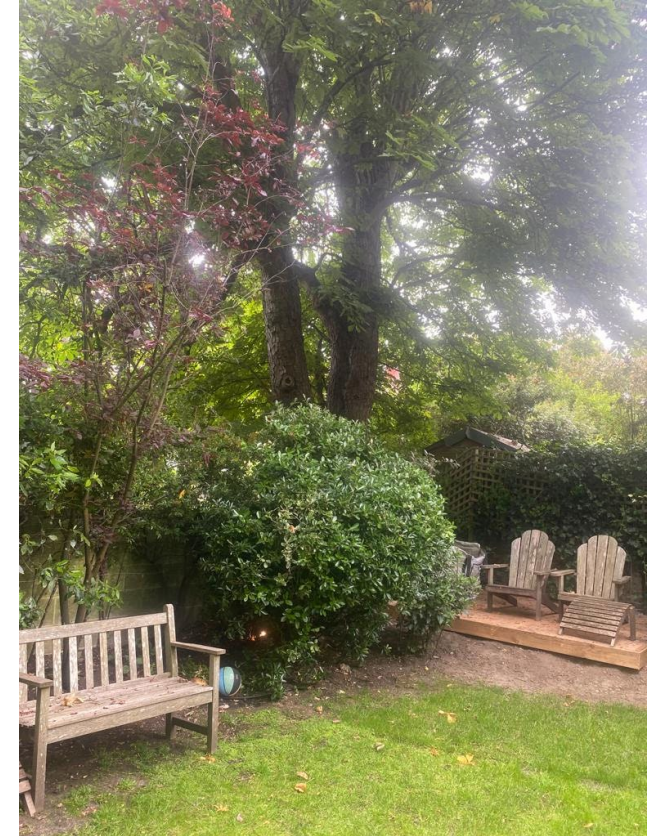
Photo Survey (3)



Closest trees



Closest trees



Tree at rear of property next door
22m + away
2 levels down (2.8m)

Conclusion

- Location is in a very secluded area where even the owner has very restricted views
- Building replaces an existing 2.5m structure which sits one level down from the property
- The garden has 4 different levels with the garden room intended to sit on the level 1 down from the top (see designs)
- Nearest tree is 4.3m away measured horizontally but it's a 2.8m drop across the levels down to the lower level of the garden where the tree is
- The tree is of small to moderate size
- Our view is that the root system of this tree has little or no risk to it, posed by the outbuilding construction
- The design of the garden room includes the use of a sedum roof which will further help the building blend into its natural surroundings
- On the basis of the above we would welcome your support to approve this application
- The intention is to use existing concrete base which the greenhouse sits on currently. Worst case (if concrete is unsuitable) we would use screw piles for the foundations but believe its unlikely roots will be under the intended location.