

Ground Floor Flat
78 Canfield Gardens London NW6 3EE
Proposed Garden Room

Design and Access Statement:

Introduction: This Design and Access Statement in support of the application for a garden room at the above address and is to be read in conjunction with drawings no. 22401-01.

Overview: No. 78 is at the Western end of Canfield Gardens.

Although not Listed the property is in the South Hampstead Conservation Area.

Proposal: Garden room to installed in rear garden.

Location / Use / Size / Massing / Materials etc:

- i. The garden room will be located at the northern boundary of the rear garden.
- ii. The garden room will provide ancillary space to the host dwelling. The building will contain a modest shower and bathroom facility to allow occasional overnight use by visiting friends and family.

Note: The applicants will accept any condition preventing the use of the garden room as a separate residential dwelling or a business premises for financial gain.

- iii. The proposed garden room has a footprint of 23.0sqm.
- iv. Is located to take advantage of existing boundary treatments.
- v. 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.

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Externally the front and right elevations will be finished with black stained timber cladding. The rear and left elevations will be finished with Grey “Weathershield” paint.

The roof will be finished with a slate / lead coloured single-ply membrane. Rainwater will be collected and stored in a water butt for use on the garden.

Windows and doors are RAL3004 (to match brickwork on host dwelling) aluminium frames fitted with high-performance double-glazed units. To preserve the privacy of neighbours the window in the left flank elevation is at high-level and will be fitted with obscure glazing and have restricted opening – this window is required to provide through ventilation to the room.

Construction: The garden room will be constructed using SIP (Structurally Insulate Panels).

This method of construction is considered “Green” technology and provides thermal performance over and above that required by the Building Regulations. Additionally it is quicker to build and any potential disturbance to neighbours is greatly reduced.

The foundation system is a “no dig” screw pile system and have no impact on the ground or adjacent trees.

Access: The existing access and parking will remain as existing.

Trees: Trees withing falling distance are shown on drawing no. 22401-01.

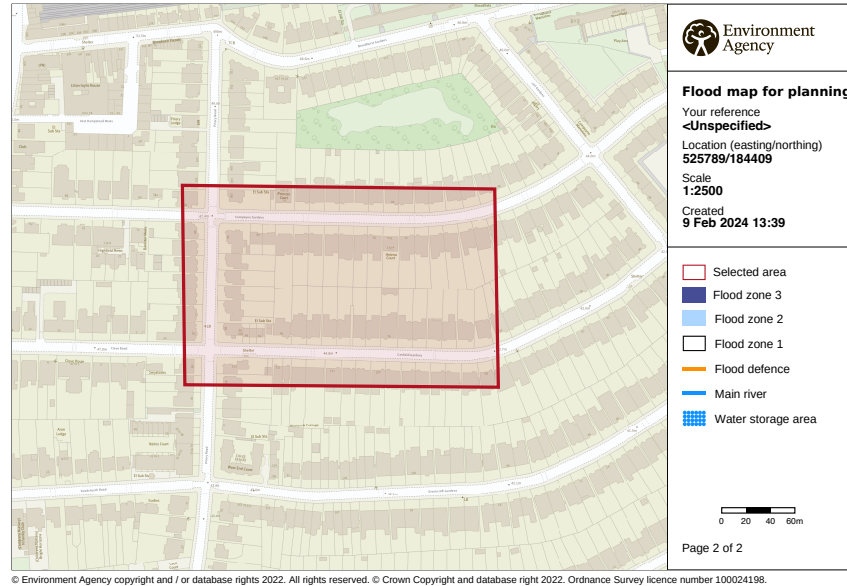
The proposed foundation system uses “ground screws” and does not require traditional strip / trench digging.

Surface water: will be harvested and stored in a mater butt for future use in / on the garden.

Foul water: will discharged via new connection into the existing on site foul water drainage system.

Refuse + Recycling: The existing facilities in the host dwelling will be used.

Flood Risk assessment:



The site is designated as being in “Flood Zone 1”

Low probability of flooding from rivers, the sea and or surface water

CIL Liability:

The building will not be liable for a CIL charge.

Assessment of the Proposals: The proposed garden room is:

- i. ancillary to the dwelling
- ii. located and sized to respect the setting, location and neighbouring houses
- iii. finished in materials sympathetic to its location
- iv. will use a non-invasive foundation system

The design and materials proposed for the building respect the character and appearance of the host building and the South Hampstead Conservation Area.

Approval for similar outbuildings have recently been granted at nos. 74 + 77, 105 Canfield Gardens.

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Therefore, it is our opinion that the proposed garden room will not materially harm the character, appearance of the house, street scene or the wider locality.

Fire Safety Statement:

1. The proposed works to the Garden area 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

