

Proposed Garden Office Outbuilding for

7b Hollycroft Avenue, London, NW37QG

Introduction and scope of project

The proposed outbuilding is single storey with a flat roof and with a 15.29m² internal footprint is relatively small scale in the garden of the apartment at 7b Hollycroft Avenue

The new building delivers a premium aesthetic with the combination of grey aluminium glazing and western cedar wood, therefore improving the general features of the garden and any view for onlookers.

The building will be single-storey with a height of 2.5m and a flat roof with the location at the rear of the garden. The clients garden sits down from the land that sits behind theirs, which is on a significantly higher level. This helps to further screen the location from the rear.

The garden room will provide essential additional space for the owners, allowing them extra space for working from home and extra storage.

Appearance

Designed to be an attractive building which will blend into the landscape. The proposal has cedar cladding on all visible parts of the building which will tone grey and blend into the gardenscape over time.

Materials

Materials will be as follows:

- Foundations: Screwpile foundations
- Structure: Pre-designed timber frame panels
- Roof: Single-ply EPDM rubber membrane
- Insulation: 70mm in the floors and ceilings and 50mm 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.

Landscaping

The area is currently an unused part of the garden, but sits near to surrounding trees. As a result we have commissioned an arborist to conduct a tree survey, including outlining protection measures for the on-site construction.

Access

Access for vehicles and pedestrians from the street remains unaltered. There will be no changes to current access to fire escape routes.

Noise impact assessment

There will be no adverse noise generated by using this space as an office. All the doors and windows are double glazed and therefore reduce noise in and out of the building.

Construction methods

As we use screwpile foundations for our foundations, no digging or excavation is required. Furthermore, only small scale carpentry tools are used for the construction phase, so offering minimal disturbance or risk to the surrounding plant life and wildlife.

Parking

There will no requirement for additional parking and current parking provision remains unchanged.

Supporting Materials

Photos of the site are shown below to accompany the full drawing package created for the submission and the Tree Survey outputs

Existing Site Photos





