

**37A Priory Terrace**  
**Design Statement, December 2024**

## **Proposal Summary**

To replace the existing wooden garden building, that is in poor condition, measuring 5.60x3.80m (21.3m<sup>2</sup>) with a maximum height of 2.55m, with a smaller garden building measuring 3.25x4.34m (14.1m<sup>2</sup>) with a maximum height of 2.49m, in the same location as the existing building (rear-left of garden).

To install a surface mounted wooden pergola on the rear-right of the garden measuring 2.95m by 2.50m, with a maximum height of 2.44m

## **Design Considerations and Amenity**

The project aims to significantly improve the overall aesthetic of the garden, in keeping with neighbouring properties. The proposed changes are limited to the rear garden with no visible impact from the main road. All plans have been discussed in detail with the other flat owners of 37 Priory terrace, who have expressed their support, prior to submission.

Whilst the proposed structures will be visible from neighbouring properties, the projection above the boundary wall/trellis is limited and the style and size is in keeping with existing garden structure that is to be removed and those in neighbouring properties. The maximum heights of the proposed structures (2.49m and 2.44m) will be similar or less than that of the existing structure which is to be removed (2.55m), as well as the newly constructed garden building at 35 Priory terrace (2.50m high) and the small shed building at 39 Priory Terrace which projects above 2.50m (relative to our upper tier ground level) due to their higher garden ground level.

The current size of the rear garden is 110m<sup>2</sup> split over 3 levels. The upper level constitutes an area of 78m<sup>2</sup>. The gross area of the garden building and pergola are 14.1m<sup>2</sup> and 7.4m<sup>2</sup> respectively, accounting for only 20% of the total garden area, and hence preserve significant open garden space.

The current garden structure (to be removed) is in poor condition and heavily overgrown and occupies a square footage of 21.3m<sup>2</sup> as such replacing it with a new, more compact structure, separated from the pergola, will be of significant benefit to the garden aesthetic.

Both the new garden building and pergola will be constructed from natural timber to preserve the natural aesthetic of the garden and therefore in keeping with the current garden structure that is to be removed and comparable structures in neighbouring properties.

As part of the proposal we aim to install additional planters and trellising to increase the natural diversity of the garden and minimise the visual impact of the garden structures.

## Tree Preservation and biodiversity

Whilst we are in a conservation area with protected trees on and surrounding the site, there is to be no excavation activity that would cause risk to the trees or biodiversity either directly or indirectly. The foundation for the garden structure will utilise or reconstruct the existing concrete foundations. The pergola is simply affixed to the paving and as such will need no dedicated foundations.

As part of the project we aim to install additional planters and new plants and trees to improve the natural beauty and biodiversity of the garden.

## Additional Structure Details

- **Garden Building**
  - The structure will be positioned in the same location as the larger structure being removed (rear left-hand side) with its entrance facing towards the centre of the garden
  - A gap of approximately 10-15cm will be left between the structure and the boundary walls
  - The foundations will be a concrete base, utilizing the existing foundations to the extent possible (and converting the excess foundations into a newly paved area)
  - The structure has a sloped "shed roof", constructed from insulated izo panel
  - For further details, a link to the proposed off-the-shelf structure can be found here - <https://dunsterhouse.co.uk/garden-offices/helena-garden-office-left-w4-3m-x-d3-3m>
- **Pergola**
  - To be positioned in the rear right hand side of the property by the boundary wall
  - A gap of approximately 10-15cm will be left between the structure and the boundary wall
  - The flat roof will be constructed from Clear Corrugated Polycarbonate to maximise light flow
  - For further details, a link to the proposed off-the-shelf structure can be found here:  
<https://dunsterhouse.co.uk/garden-structures/pergolas-with-roof/terracube-clear-roof-pergola-w3-0m-x-d2-5>
- For detailed measurements and drawings please see supporting files.