

DESIGN AND ACCESS STATEMENT

Proposed garden room situated in the garden of the basement flat:

Flat 2, 25-27 Adelaide Road NW3 3QB

Proposal

This proposal is for a single storey garden room at the end of the garden of 25-27 Adelaide Road. This garden belongs to the lower ground floor flat. The garden is relatively large. It is 16.7m long from the back of the rear extension and 6.3m wide.

The external measurements of the garden room are 4.2m x 3.1m. The building contains one internal space with an area of 12m². The garden room stands at just under 2.5m high. The existing garden fences around this part of the garden stand at 1.8m high so from eye height in the surrounding gardens the building will be relatively unseen.

The garden room is glazed with French windows on the north elevation facing the rear elevation of 25-27 Adelaide Road; there is also a small window on the west façade of the building.

The building is of a timber construction and clad in sustainable sourced tanalised redwood shiplap.

Design

This garden room is of a simple and modest design with high quality construction. It has been carefully chosen from a specialist manufacturer who will construct the building in a maximum of 3 three day ensuring minimal disruption to neighbours.

There is a single storey garden room next door at No. 29 Adelaide Road. This proposal is for a garden room of a similar footprint to the garden room at No. 29, but because of its flatter roof it stands at just under 2.5m high, more than a metre lower than the garden room at 29 Adelaide Road.

Amenity

This garden room will sit comfortably within the garden of No. 25-27. A significant proportion of the 105spm rear garden remains undeveloped, providing a habitat for flora and fauna. This proposal will support the outdoor amenity space exclusively for the occupants of the lower ground floor flat. The garden room is not significantly higher than any of the surrounding fences and is set 450mm away from any boundary. None of the new window openings by virtue of their location would allow direct views into neighbouring residential properties.

Access

This garden room will be accessed through the rear garden of 25-27 Adelaide Road.

Example of a 4x3 “inspiration” garden room:

