

Design & Access Statement

Our proposal is to demolish and remove the existing garden shed in the rear garden of 8 Lisburne Road, London, NW3 2NR and replace with a detached single storey timber framed timber clad garden room

The proposed detached garden room is intended to be used as a hobby room in the garden for reading, relaxing, kids playroom which is separate from the house, and one that reflects our clients needs and allows them to achieve a balance lifestyle.

Although the existing shed is smaller than the new proposed room Land Registry Map LN94884 dated 11/1972 and Photo 4 taken in August 1973 show an out building which stretches across the full width of the garden with a floor area approximately the same as the proposed building.

The buildings core construction is timber frame, which is clad externally with Western Red Cedar Cladding. This will weather over time to a silver grey colour. Natural materials are used so that the building can blend into a garden environment. Timber frame was chosen as it makes good ecological sense, as it's a renewable resource with a low embodied energy. Its lightweight structure allows foundations to be used in the form of individual concrete pads combined with a post and beam system ensuring minimum disruption to the site.

Through careful selection and arrangements of materials we have attempted to minimise the visual impact of the structure. The shape and style was designed to keep the overall height of the building as low as possible hence reducing the impact on the existing house and neighbouring properties. The building is to be located at the end of the garden and it does not overlook neighbouring properties. It is largely screened from view by the existing boundary hedges and garden landscape. The rear boundary is a brick built wall which is much taller than the proposed building. Although the proposed building will block the window openings in the existing wall these have been blocked up plywood since the early 1970's. See attached photos.

The windows and doors are timber with low emissivity high performance double glazing. The glazing opens up the space allowing air to penetrate and provides an 'inside-outside' space. The proposed floor area of approximately 13 sq meters is tiny in scale compared to the overall size of the plot therefore we believe that its scale respects the context. The proposal respects the dominating character of the property by being subservient in scale.

We believe that through the use of quality materials, simple detailing and the way that the structure responds to its context it incorporates good design. We believe that the garden room is sympathetic to its surroundings and will enhance the landscape and the general area for the people that it affects. It is in keeping with the architectural and historic character of the Conservation Area within which the site is located and complies with local policies.