



Design and Access Statement for Domestic Projects

The Garden Escape Ltd

Client: Dr P Das

Location: 113A Greencroft Gardens, London NW6 3PE

GE Type: 3.0 x 4.7

Date: 19.04.07

Design Process

With increasing property prices and pressures on the use of domestic space The Garden Escape's principle aim is to create additional flexible space for use in association with the main dwelling.

The Garden Escape has a sleek contemporary exterior that sits within most domestic settings irrespective of the type or style. They are designed as small, structures within the garden that remain ancillary to the main dwelling but a subtle feature of the garden.

They are generally designed to be within the height and size constraints of permitted development.

The interior is designed as a fully plastered finished and serviced space, to the same level as would be expected from a principle dwelling.

The roof pitch is positioned away from the principle aspect of the house to ensure that the building has its minimum height at the boundary.

Use

The Garden Escape is for use incidental to the enjoyment of the dwelling, providing space for a home office & relaxation room.

Layout

The Garden Escape is located approximately 15 metres away from the principle dwelling forming a separate pavilion within the landscape.

Amount / Scale

The individual Garden Escape is a single storey space subservient to the main dwelling. It is designed to be an appropriate addition to the garden, creating a feature that compliments the surrounding landscape and buildings. The overall (MAXIMUM) internal/external dimensions are: Height 2350mm/ 2850mm, Width 4722mm/ 5006mm, Depth 3000mm/ 3486mm, giving an internal floor area of 14.16sqm.

Appearance

The exterior of the Escape is clad in Western Red Cedar from a sustainable source. The cladding is either left to weather naturally to a silver – grey colour or can be treated with oil / stain.

Doors and window frames are constructed from Iroko. This is a sustainable sourced hardwood that is protected with an oiled finish.

The roof consists of a single ply Alwitra Evalon membrane coloured dark grey.

External lighting is provided to the front external soffit over the glazed screen to enhance the night time setting of the building within the garden.

Landscaping

The Garden Escape is located in the southernmost area of the domestic curtilage of the site.

The proposal will be a minimum of 500mm from the adjacent boundaries.

Any additional landscaping at client's discretion unless advised otherwise.

Access

Pedestrian access is from within the curtilage of the private dwelling. The Garden Escape and surrounding grounds are all on one level thus giving access to all.