

10.04.2007

RE: 124A Greencroft Gardens NW6 3 PJ Garden Studio

Design and Access Statement

Following application is for building a single story structure in rear garden to workshop/studio space ancillary to the ground floor residence which has already been granted in 03 March 2006. The nature of this amended design is to accommodate a green roofed designed by ecospace studios. The structure is suspended above the ground level on adjustable bearing feet therefore there is no disturbance to the ground. The structural components of the studio comprise of 1.2m wide structurally insulated panels that are bolted together and should the building require to be relocated, can be simply unbolted and dismantled. The roof membrane and internal lining would require replacement should the studio be relocated. The structures use sustainable materials and are considered to have a low visual impact with the sedum planted roof and natural western red cedar cladding material. (Please see green statement for further details of the proposed structure.)

Materials and Structural Components

1.0 Base

1.1 Adjustable steel bearing shoes positioned upon existing concrete slab.

2.0 Floor

2.1 Structurally insulated panel systems 167mm thick with 9mm OSB sheathing board to each side

2.2 Breather membrane to underside of floor

2.3 Internal Floor lining to be 18mm WPB plywood

2.4 Dalsouple high durability rubber floor finish

3.0 Walls

3.1 Structurally insulated panel systems 117mm thick with 9mm OSB sheathing board to each side

3.2 95x60mm timber joining splines for panels

3.3 95x45mm head binding timbers for all panels

3.4 Tyvek breather membrane fixed to sheathing

3.5 25mm ventilation void with 25x38 tanalised counter battens. 25x38 tanalised horizontal battens

3.6 External cladding- 18x125 western red cedar panels with 10mm channel and secret fixings

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3.7 Standard internal wall finish to be 9mm thick factory sealed Wisa birch plywood staggered in 2400mm x 600mm panels with 2mm spacing.

4.0 Roof

4.1 Structurally Insulated Panel systems 167mm thick with 9mm OSB sheathing board to each side at a 1/60 gradient

4.2 Green roof system supplied by 'Bauder'- Sedum planting including all necessary membranes and retention layers. Installed in accordance with Bauder's recommendations.

4.3 Roof edge trim- Mill finish aluminium with 45mm profile manufactured by Whitesales.

4.4 Standard internal ceiling finish 9mm thick factory sealed Wisa birch plywood staggered in 2400mm x 600mm panels with 2mm spacing.

5.0 Windows / doors

5.1 1no 3100w x 2088h, Lift / slide high security glazed doors

1no 1000 x 2088 fixed glazed window

5.2 Laminated pine frames for stability & strength with vacuum impregnation treatment.

Ready painted low gloss umbra grey

5.3 Double glazing with energy glass- thermal u-value performance - 1.6w/m2K in accordance with Building Regulations.

6.0 Electrical (All fittings to meet British Standards.)

6.1 Incoming armoured feed supplied by others

6.2 Electrical installations include sub distribution board.

6.3 5no double stainless steel wall sockets

6.4 8no down lighters with 1no wall switch 1no fluorescent light to workshop

6.5 2no external down lighters with 1no wall switch

6.6 13 amp fuse spur & 2no telephone points all factory fitted

6.7 Brushed stainless steel convactor heater supplied by Ecolec

7.0 Miscellaneous

7.1 All fixings, nails, screws, plates, nuts, bolts washers & damp proof coursing to base and window openings supplied.

I hope this is of assistance to you. Should you require any further information, please contact me.

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