



Our Ref: 14.055 /26 Roderick Road NW3 2NL / Studio

20.11.14

DESIGN AND ACCESS STATEMENT

Proposal

Erection of garden studio in rear garden of property.

Design

The proposal seeks to provide an outbuilding for the use and enjoyment of the occupiers to 26 Roderick Road.

Much consideration has gone into the height and scale of the building and the proposal seeks to enhance the character of the existing garden without overbearing the neighbouring gardens. The height has, therefore, been restricted to 2.5m from external floor level.

In order to maintain privacy on both sides of the property it is proposed that the existing boundary wall be demolished and re-built to a height of 1.8m. This wall would be masonry with a painted render finish to match the existing house.

The studio is positioned 500mm away from all boundaries.

'Openness'

The notion of inside/outside space and thresholds has been prevalent throughout the design development, with the intention of creating a space that can be used as either indoors or outdoors. In order to achieve this the threshold between the garden and the outbuilding will be completely flush with the floor level and the floor finish is to be the same (composite timber deck) both internally and externally. The wall facing the garden is to house bi-folding doors so that when deployed the division between the out-building and the garden 'disappears'.

Materials

The main intention for the choice of materials is to help the proposed out-building be respectful of the existing formal appearance of the Mansfield Conservation area, whilst allowing a less informal material to respond to the out-building's immediate setting in the garden. The external material palette has been specifically chosen to provide a soft, less dramatic appearance, with 25mm thick timber battens installed vertically with 15mm shadow gaps between. The timber provides a direct response to the less formal rear garden and also provides a uniformed response to the formal visual language of the area through its repetitive and controlled vertical lines.

The roof of the studio is to be a sedum green roof, softening the appearance from above.

The garden is east facing and enjoys relatively good sunshine in the afternoons. As the proposed building is over 5m away from the rear wall of the property the neighbouring properties should continue to benefit from the afternoon sun and the proposed out-building should not have an adverse impact on the neighbouring properties.

Drainage

The existing rear garden is tiled with stone pavers throughout providing no soft landscaping for natural drainage of surface water. The proposal would seek to replace the stone pavers with a composite deck, allowing for surface water to seep through the gaps between boards onto the soft landscaping below, and thus reducing the demand on the already burdened drainage system.

Photos



Existing rear garden with hard landscaping throughout and no natural drainage solutions



Existing rear garden in context



Example of nearby out-building on Sherlock Road, higher and deeper than this proposal



Example of similar design by IMBY3 for a project in Weybridge. This particular design is larger than this proposal and has a different material finish – the vertical timbers for this proposal are to be painted grey to compliment the surroundings on Roderick Road. The timbers are also to be turned on their axis 90 degrees, providing a deeper shadow gap. However, this photo can give the impression of the 'blurred threshold' and the openness, creating an inside space that can be opened up and be part of the external space and visa versa.