

Design and Access Statement – 1510.CAS.01

Proposal for new out building within the rear garden of:

Ground Floor Flat, 110 Savernake Rd, London, NW3 2JR

Introduction

This is a supporting statement / design and access statement to accompany a full planning application for the erection of a mono-pitch timber garden studio at **Ground Floor Flat, 110 Savernake Rd, London, NW3 2JR**

1. AMOUNT

The proposed development has an internal floor area of 22.7m² within a rear garden area of 157.6m². It is a timber framed single storey eco-outbuilding for ancillary residential purposes.

2. LAYOUT

The proposed outdoor structure has no effect to the surrounding routes of the site or public realm as it is nestled within fence lines and positioned approximately 13.5m away from the rear façade of the existing main house. No public spaces are being affected.

3. SCALE

The external dimensions of the outbuilding are 7.3m wide x 3.9m deep x 2.8/3.9m high from ground level.

4. LANDSCAPE

The proposed studio will sit in an area of disused garden space surrounded by high foliage to the rear (see Image 1). The outbuilding does not require conventional foundations or base. The studio has been designed to be suspended above the ground on adjustable bearing shoes therefore eliminating harm or root damage to any nearby trees.

5. APPEARANCE

The timber outbuilding is a modest contemporary structure using natural sustainable materials. Premium grade western red cedar is used for the cladding which naturally weathers to an attractive silvery shade. The roof will be Sedum and will therefore replace any lost green space. The windows are Scandinavian laminated pine. It is considered that the proposal with its natural materials will enhance the site and surroundings.

6. PROPOSED USE

Ancillary residential purposes. The studio will be used as a summer house/children's play room.

7. ACCESS

The access to the site will not be altered or replaced in anyway; the studio is situated close to the fence line where it does not intrude on any existing paths or access points to the main dwelling or site.

8. HERITAGE STATEMENT

The proposed studio will be built within the Mansfield Road Conservation Area. This is considered to be a low impact development which will have a minimal impact on the existing environment. The system build process that Ecospace employ removes the need for construction machinery and significantly reduces time on site. The studio itself is made of natural materials with red cedar cladding and a living sedum room. It is considered that it will enhance the environment, which is currently an area of disused and largely unplanted garden space. No trees will be affected during the building process as the building is suspended above ground on adjustable steel shoes.

IMAGE 1

