

## **Design and Access statement**

**Job Number: 14-0402**

**Date: 10/06/15**

**Bespoke Office Pod  
8A Regents Park Road  
London  
NW1 7TX**

### **1. The Site**

The site location is 8A Regents Park Road, London, NW1 7TX.

The existing building is a four storey high terraced property with on street parking to the front and garden to the rear owned by the applicant with a balcony and lawn. To the bottom of the garden there is a pebbled area that steps up by around 250mm, this is where the pod will be placed.

The existing building has mainly white timber sash windows, with white timber doors to the rear that give access to the Garden. The access door to the front of the building is timber with a black paint finish. the building has a white painted stone finish to the front with London brown bricks to the rear.

The total area of the site is 245.24 Sq metres.



*Above: Image of the existing site*

### **2. The Proposal**

The proposal is to install a contemporary designed timber framed, timber clad garden office pod to provide a quiet retreat away from the existing flat for the homeowner. The formation of an office pod will enable an ideal working environment for the residents, creating a much needed extra space for the homeowner to do out of hours office work.

There is minimal excavation to the site, the back pebbled part of the garden will be levelled out and compacted, 150mm of soil will be removed where the Pod will be placed and a further 190mm where the 500mm x 500mm prefabricated pads will be placed. These are a non permanent foundation solution, that require very little excavation.

The office pod will be situated in the North end of the garden providing views back to the existing building.

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### 3. Layout/ Scale

The size of the office pod has been designed to sit sensitively on the plot creating minimal disturbance to the site.

The Pod itself measure 3200mm x 2500mm externally with a height of 2500mm, this has very little impact on the existing garden and does not obscure any views for neighbouring houses or flat owners.

### 4. Access

Access to the site comes from the front elevation through the main entrance door, there are then two doors that lead out to the rear garden.

The office pod itself will have access from the front elevation via the mid grey glazed door. this will be an outward opening door.

### 5. Appearance

Viewed from the existing building the Office pod will sit sympathetically in it's surroundings due to the natural and sustainable materials used.

The pod is to be horizontally clad using premium grade, carefully sourced Siberian larch this is a durable and sympathetic cladding material that will naturally weather to silver/ grey colour allowing it to compliment the surrounding woodland area.



The windows and doors will be finished in a mid grey colour (RAL 7016) to match the cladding, the heads and cills to the windows and doors will also be finished in the same mid grey colour.

The roof will be a lead grey coloured single ply membrane, this will have a slight fall to the rear elevation for water run off, mid grey powder coated flashings will be fitted around the sides and edges of the roof plane.

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The roof will be drained using high quality gutters and rain pipes with a zinc coated finished. The guttering will be located on the rear elevation for a minimised impact of the building.



## 6. Site photographs



*Above: View over the rear garden from the balcony.*



*Above: Trees and bushes to the West of the site.*



*Above: View back to the existing building.*