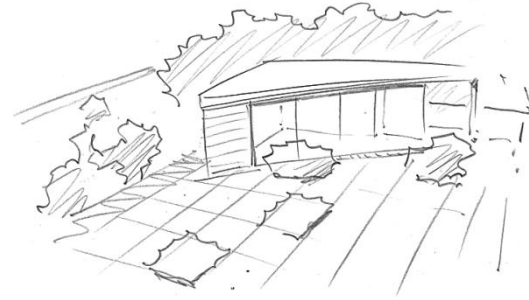


Design Report



Project:
Garden Shed

Site:
**The Garden belonging to
Upper Ground Floor Flat at
43 Belsize Park Gardens
Belsize Park NW3 4JP
Camden, London**

Client:
**Orna Frommer-Dawson
43 Belsize Park Gardens
Belsize Park NW3 4JP
Camden, London**

Architect:
**Igor Gottschalk
Giselbertstraße 9
51429 Bergisch Gladbach
Germany**

Date:
25.01.2016

Introduction

This report is written as a response to the Council's comments issued to us on 20.01.2016 regarding planning application 2015/5803/P for a small garden shed at 43 Belsize Park Gardens, Belsize Park.

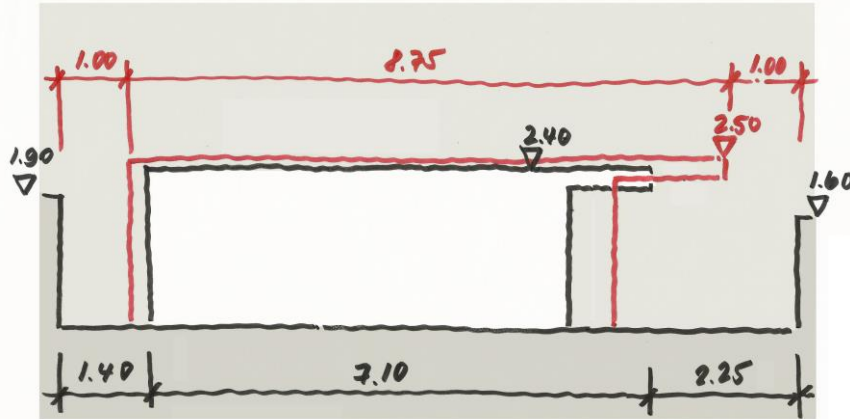
It should be read in conjunction with the formal planning application, submitted to London Borough of Camden in September 2015, together with material submitted in support of this application. This application was submitted for the new construction of a freestanding single storey shed in the garden belonging to Upper Ground Floor Flat at 43 Belsize Park Gardens.

We have taken all comments of the into consideration and are submitting this report, with detailed descriptions of how we addressed them, highlighting the respective changes to the design in response.

We trust this you will see how serious we have taken your critique and that we are doing everything in order to come up with a solution that meets all requirements.

We are also delighted to inform you that we have held consultations with the affected neighbours and they already submitted their approval in writing via the planning portal.

We hope that our response will satisfy the Council's requirements and would be delighted to receive a full planning permission for this shed that is very important to us.



Comparison of **previous** and new front-elevation:

- Elevation significantly decreased by 0,9 m
- 10 cm lower height (2,4 m instead of 2,5 m)
- Repositioned location towards the centre of the garden



Montage sketch of the shed in context

1. Height and width

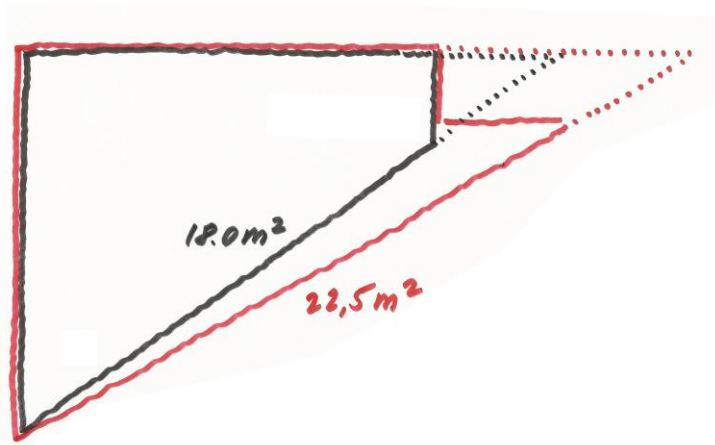
Council comment:

Submitted drawings need to show how the height of the proposed studio relates to the boundary walls/fences around it, to get an idea of impact on neighbours. It should not be visible over fences/walls from ground level.

Design response:

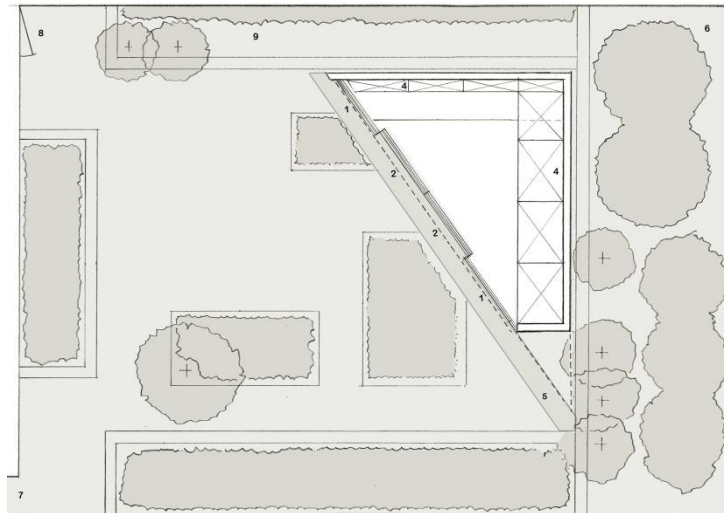
These images show the shed in context. By reducing its width, we moved it further away from the fences towards the centre of our garden.

The height was also reduced by another 10 cm.



Comparison of **old** and new footprint:

- 20% smaller
- Repositioned location



New garden plan

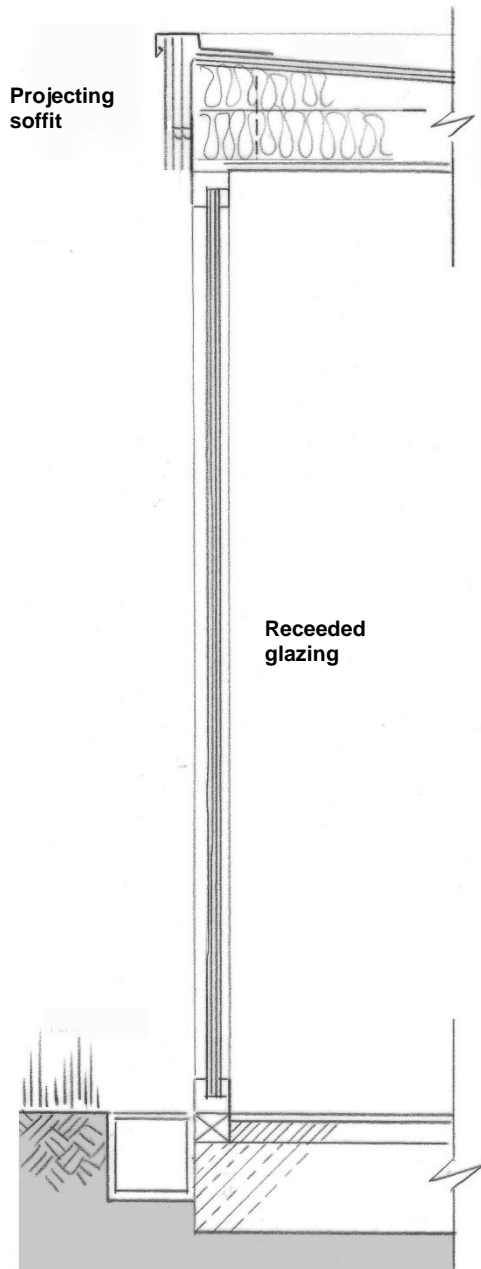
2. Size

Council comment:

Proposal should be reduced in size – so that it is clearly far from full width as currently proposed? These are large houses, back-to-back, with relatively small gardens. which risks a sense of overdevelopment and intensification.

Design response:

1. We reduced the footprint by another 20%, thereby clearly giving it less presence and making it less intrusive to the garden.
2. We positioned the now smaller shed further in the centre of the garden, thereby giving it more “air” responding to the existing flowerbeds and



3. Other design-amendments – 1 of 2

Council comment:

On top of a reduction in size, some design tweaks could help a garden building to recede better, and address the CAAC's concerns – the glazing could be set further back under the roofline on the diagonal front, the proposed soffit of the eaves should appear darker than it does in the D&AS visualisation, and the drawings should give a better idea of the size and detailing of the stained timber cladding to the walls.

Design response:

1. We set back the glazing by another 8 cm in order to help the building's visual impact recede better.

3. Other design-amendments – 2 of 2

Council comment:

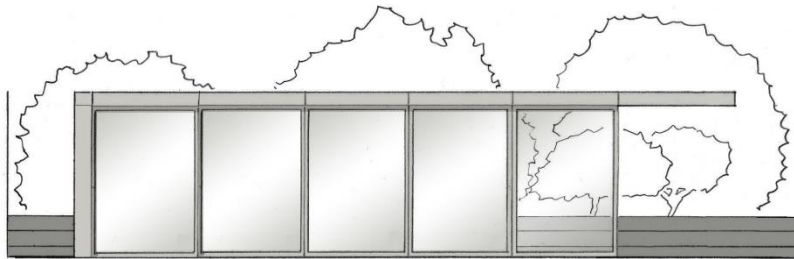
*On top of a reduction in size, some design tweaks could help a garden building to recede better, and address the CAAC's concerns – the glazing could be set further back under the roofline on the diagonal front, **the proposed soffit of the eaves should appear darker than it does in the D&AS visualisation, and the drawings should give a better idea of the size and detailing of the stained timber cladding to the walls.***

Design response:

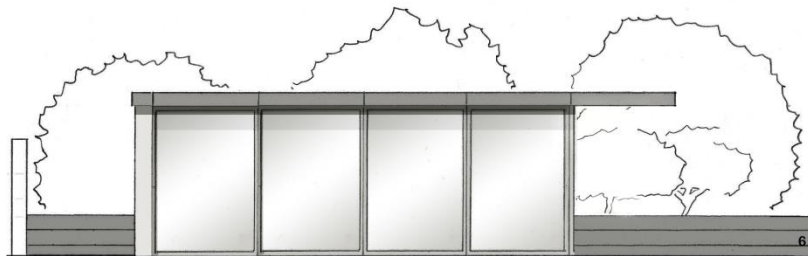
2. We increased the colour-contrast between the external walls' cladding and the soffit:

The walls are clad in a light grey wash.

The soffit is clad in an anthracite wash.



Previous front-elevation



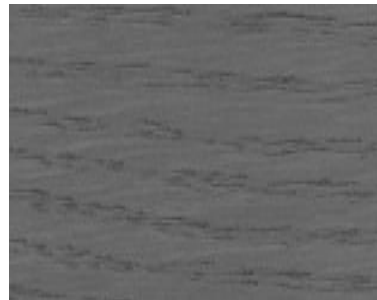
Revised front-elevation



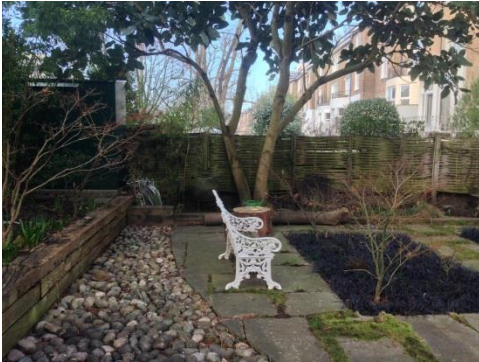
Revised rear-elevation



Stained timber cladding to external walls



Stained timber cladding to soffit



Fence to 41 Belsize Park Gardens



Wall to 45 Belsize Park Gardens



View from garden



Next door sheds



Neighbours' shed

4. Additional information – 1 of 2

We hope that these photographs of the garden, views into-, and out if it help provide an overall understanding of the setting, the expansive foliage and the fact that our garden is sheltered from views into it.

We believe that the considered design of the shed will not impose on this, but enhance its use as a refuge without creating a sense of overdevelopment.

The main part of the building will be positioned where currently pebbles can be seen.

5. Additional information – 2 of 2

Council comment:

Please make sure the elevation plans are to scale with a scale ruler so we can obtain the actual measurement of the site. I should be on leave but will await the revised plans, so please confirm when the details will be submitted.

Design response:

Please find attached a revised set of design drawings, scaled DIN A4.

The drawings are fully annotated and include the required scale ruler and dimensions.

1.0 General Notes

- 1.1 Do not scale of drawings. Dimensions govern.
- 1.2 All dimensions are in milimetres unless noted otherwise.
- 1.3 All dimensions shall be verified on site before proceeding with the work.
- 1.4 The architect shall be notified in writing of any discrepancies.

2.0 Drawing List

- A000 Drawing issue list
- A001 Location plan
- A002 Site plan
- A003 Garden plan
- A004 Floor plan
- A005 Elevations
- A006 Reflected ceiling plan
- A007 Detailed sections
- A008 Foundation plan
- A009 Roof plan
- A011 Joinery: general storage
- A012 Joinery: storage behind desk
- A020 Services

Rev.	Date	Reason for Issue
01	22.01.2016	Revised planning
00	14.12.2015	Costing

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Project:
Garden Shed

Address:
Ground Floor Flat
43 Belsize Park Gardens
London NW3 4JJ

Client:
Ms Orna Frommer-Dawson
Ground Floor Flat
43 Belsize Park Gardens
London NW3 4JJ

Project No:
A076

Drawing Title:
Drawing Issue List

Drawing Scale @ A3:
nts

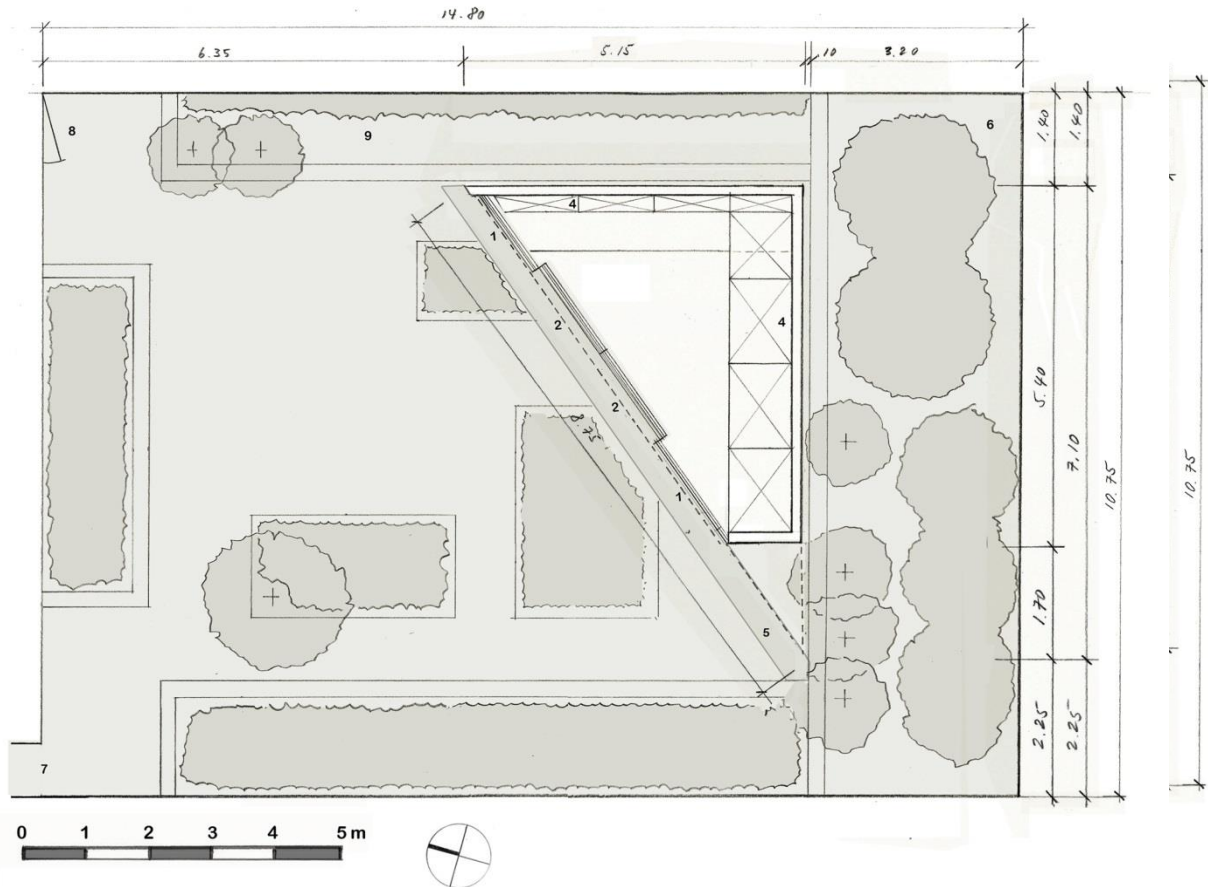
Revision No:
01

Date:
14.12.2015

Author:
IG

Drawing No:
A000

01	22.01.2016	Revised planning
00	14.12.2015	Costing
Rev.	Date	Reason for Issue



- 1 - Fixed windows
- 2 - Sliding windows
- 3 - Flower bed boundaries
- 4 - Storage
- 5 - Perimetre drain
- 6 - Raised flower bed
- 7 - Stair
- 8 - Door to neighbour garden

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Project No:
 A076

Drawing Title:
 Garden Plan

Drawing Scale @ A4:
 1:100

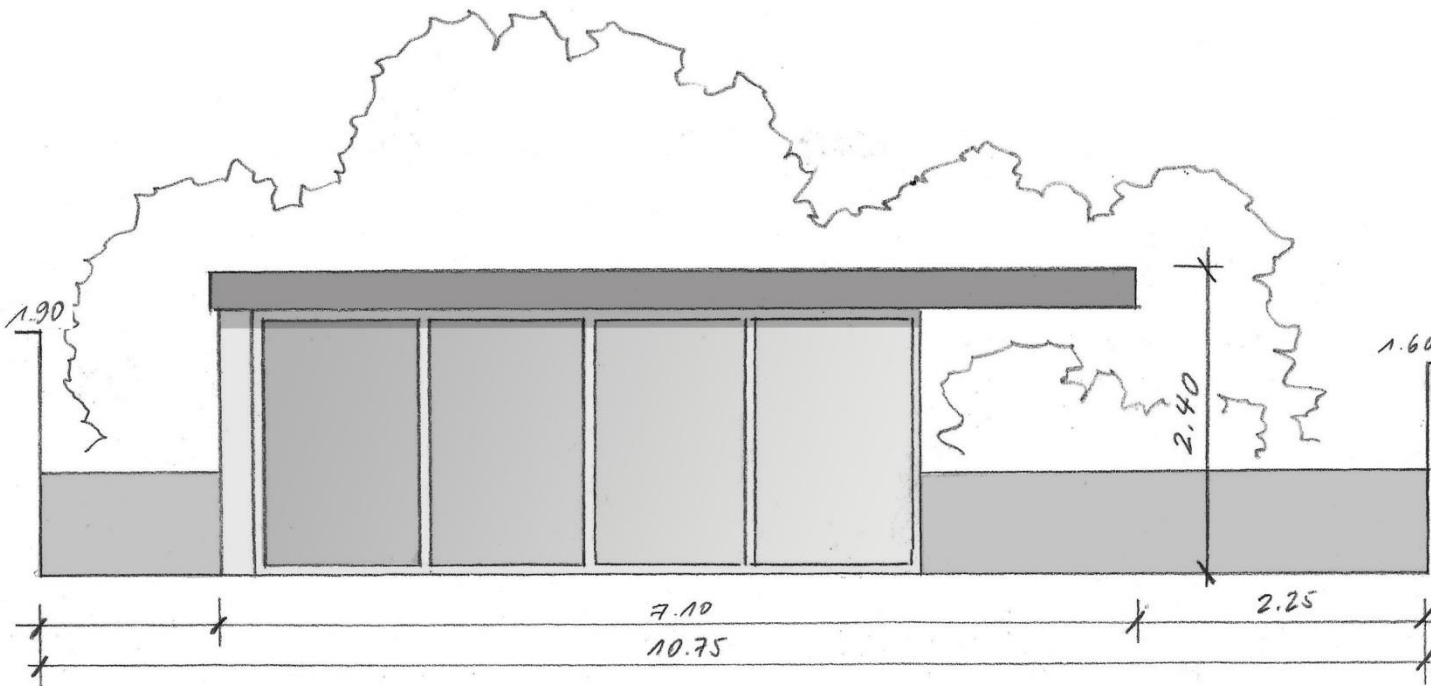
Revision No:
 01

Date:
 14.12.2015

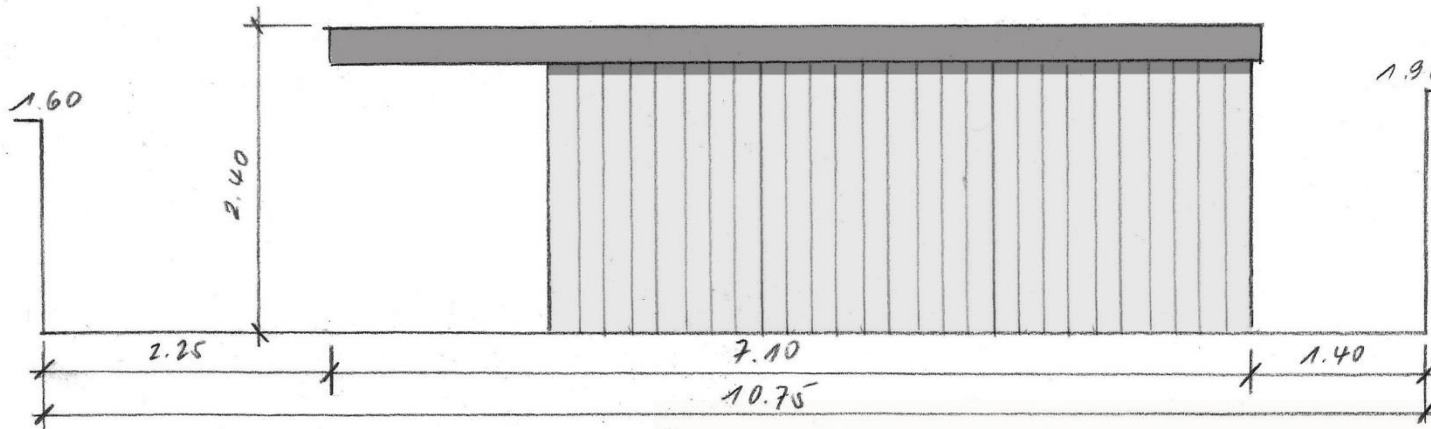
Author:
 IG

Drawing No:
 A003

01 25.01.2016 Rev ised planning
 00 14.12.2015 Revision
 Rev. Date Reason for Issue



A - Front elevation



B - Rear elevation



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 London NW3 4JJ

Project No:
 A076

Drawing Title:
 Elevations

Drawing Scale @ A3:
 1:50

Revision No:
 01

Date:
 14.12.2015

Author:
 IG

Drawing No:
 A004