

Design and Access Statement

Client: Tim Greenhalgh
Location: 3 Bramshill Gardens NW5 1JJ
Date: 08/11/16

Design Process

With increasing property prices and pressure on domestic space 3rdSpace design aim is to create exceptionally high quality freestanding buildings for use in association with the main dwelling.

3rdSpace garden buildings have a contemporary exterior that sits well within all domestic setting irrespective on the type or style.

3rdSpace buildings are designed to be within the height and size constraints of the permitted development guidelines.

Both the interior and exterior use high quality materials including natural timber for cladding and Birch plywood interior panels.

Due to our unique design our garden rooms can be installed in 3-5 days and can be dismantled in 1 day should the owner decide to take the building with them.

3rdSpace buildings have been installed in Conservation Area and within the gardens of listed building through the UK.



fig1: 3rdSpace of same size for illustrative purposes only

Use

The 3rdSpace is for use incidental to the enjoyment of the dwelling providing space as a home office and playroom.

Layout

The 3rdSpace is located as far from the principle dwelling as possible yet maintains at least 400mm distance away from the rear wall of the site, the side boundary wall and the side timber fence.

The building sits on small individual concrete footings which can be adjusted in location to avoid any main roots from the trees. This minimal intervention into the ground will not require any roots to be cut. The surface water from the building will be diverted into a perforated pipe to maintain watering to trees.

The existing slab ground level is 120mm mm higher than sloping ground. The proposed building will be 2.5m high from the top of this slab. The gardens to both adjacent neighbours have the same ground level. The property to the rear of the garden is approx 1m away from the boundary and is the gable end of the building with no overlooking.

We believe the location of the garden room will have no impact on the privacy or amenity of the neighbouring gardens.

Amount/Scale

The 3rdSpace is a single storey building subservient to the main dwelling. It is a 3 Bay model which will have two glazed panels and one timber framed glazed door to the main elevation. This is an appropriate addition the garden complementing the existing buildings and landscape. The external dimensions : height 2500mm, width 4950mm depth 2550mm giving and internal area of 10sqm

Appearance

The exterior of the 3rdSpace will be vertical orientated black stained ThermoWood cladding. This has timeless and long lasting appearance. The windows are frameless, built into the post and beam structure which gives an elegant, uncluttered appearance. The roof is a single ply membrane coloured dark grey with a folded aluminium coping running around the parapet.

Access

Pedestrian access is from within the curtilage of the private dwelling only. The garden is accessed via steps from the dwelling only.