

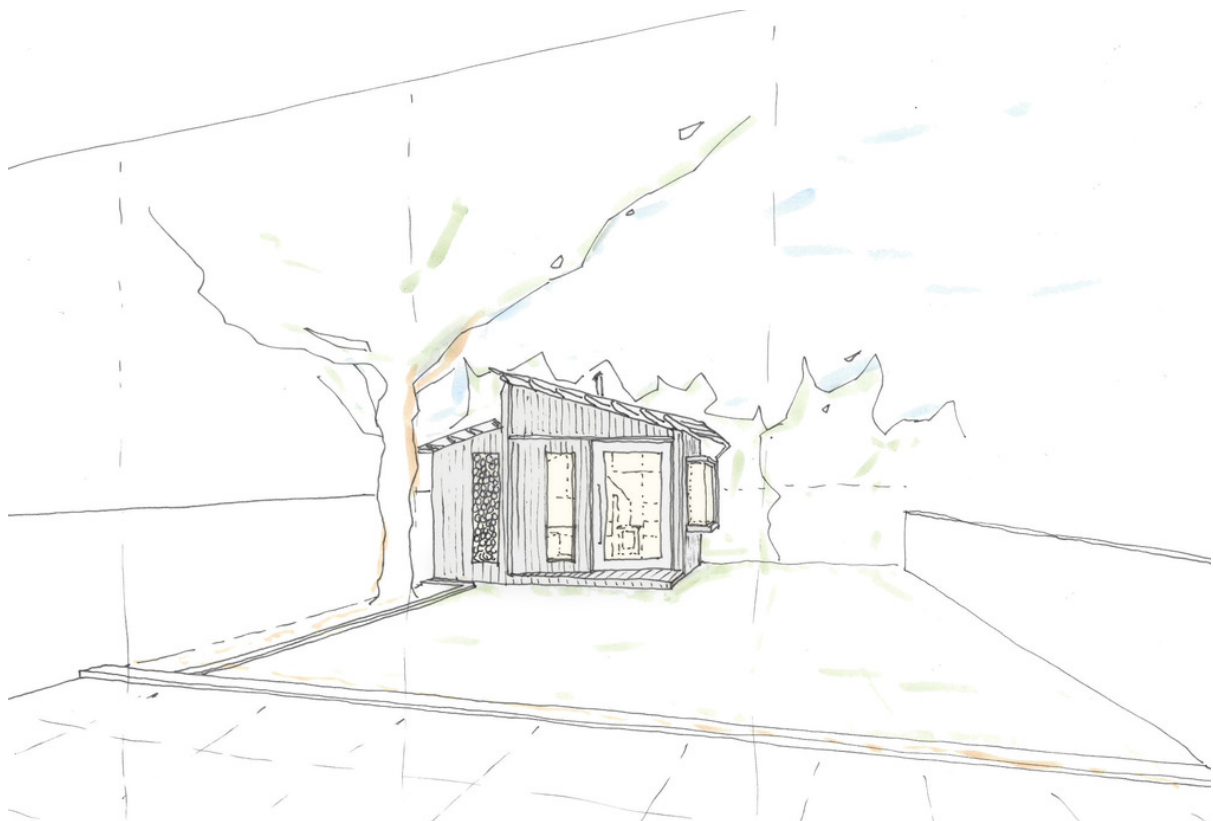
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Ancillary Residential Space for
66a Savernake Road, NW3

Design & Access Statement

Prepared for London Borough of Camden
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Issue Status P1_Planning Application



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Ancillary Residential Space to 66a Savernake Road

Introduction

This is the supporting statement / design and access statement to accompany a householder planning application for the erection of a single storey timber garden outbuilding for ancillary residential use at 66a Savernake Road, London, NW3 2JR

Amount

The proposed building has an internal floor area of 14sqm within a garden of 165sqm.

Layout

The proposed outdoor structure has no effect on surrounding routes or the public realm, and is positioned in the rear corner of the existing garden approximately 8.5m from the rear elevation of the existing ground floor flat, and 13m from the rear elevation of the first floor flat. No public spaces are being affected.

Scale

The external dimensions of the building are 4.1m wide and 3.45m deep. The roof has an eaves height of 2.2m and a ridge height of 3.4m. A flue from a wood burning stove at the rear of the building rises to 3.6m. The roof follows a rectangular form, whilst the building itself is set back to reduce solar gain in the summer and give additional privacy.

Landscape

The proposed outbuilding will sit at the rear of the site. It will be constructed so that it is suspended just above the ground (nom. 125mm) on adjustable bearing shoes to avoid damaging the roots of the nearby birch tree. The building will be set off from the rear and side boundaries by approx. 0.5m to allow for easy maintenance of these boundaries and limit the building's impact on its neighbours.

Appearance

This is a modest timber framed structure designed as a contemporary garden outbuilding. All timber will be from sustainable sources and treated with natural products where possible. The external cladding will be dark stained timber, with a corrugated metal roof and dark stained hardwood doors. The colour and material palette have been chosen to allow the building to weather in to the garden naturally, reducing its visual scale. It is considered that the proposal, with its natural materials and contemporary detailing, will enhance the site.

Proposed Use

Ancillary residential use. The building will be used as a summer house and garden store.

Access

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