

DESIGN AND ACCESS STATEMENT

11.07.2018

IN SUPPORT OF A PLANNING APPLICATION FOR AN OUTBUILDING AT 107 CHETWYND ROAD NW5 1DA

Application site

The application site at 107 Chetwynd Road is located in the Dartmouth Park Conservation Area. The property itself is divided in to two flats. The proposed outbuilding will be sited in a separate 128m² portion of the rear garden farthest from the main house and fenced off for the sole use of the applicants in the upper floor maisonette.

There are no previous applications for outbuildings at 107 but outbuildings already exist in each of the adjacent gardens on Chetwynd Road.

The proposal outbuilding is well screened from the rear gardens and windows of properties on Dartmouth Park Road - the nearest being 13m away.

Use

The outbuilding will be for solely incidental use such as a studio or play space.

Design and construction

The outbuilding is a modest contemporary rectangular timber clad green roofed structure designed to not impact the amenity of the closest neighbours or compromise the conservation area. It has a GIA of only 12m² and GEA of 15m² to occupy less than 12% of the 128m² garden.

Careful thought was given to how best to support and construct the outbuilding in close proximity to a mature Ash in the applicants garden that has a high amenity value. The outbuilding is proposed to be sited and orientated to best avoid tree root damage on a series of nine 320x320mm adjustable precast pads (by Swift Pad) that require only 65mm excavations - largely in an area which is currently paved.

The Swift Pad is designed to allow rain water to still penetrate the ground and limit or avoid altogether interference with sensitive roots and was adopted to ensure a minimal environmental impact, for ease of construction, reduced waste and to avoid altogether mixing concrete on site for traditional foundations.

The remaining paved area and its DPM will be removed once the outbuilding is completed and replaced with areas of gravel and or soft landscaping over time creating a new water permeable surface around the tree and outbuilding. The Ash will be screened during the build to avoid damage.

Most or all of the materials and components for the outbuilding will be self finished or pre finished for ease of construction and to avoid waste and spills.

Pre applications enquires

The pad locations are flexible, but early enquires with Tree and Conservation Officer Nick Bell and Planning Officer Gideon Whittingham suggested a preferred option was for application stage investigations at the pad locations to determine the presence of significant tree roots to help avoid a conditional approval or extensive method statements.

Excavations at 6 pad locations nearest the tree revealed no or only very fine root systems (1-4mm) suggesting the building/pad locations are fine as they are and no further conditions or investigations are required. See 'foundation pad trial excavations'.

