Design and Access Statement for Garden Studio

2B Gillies Street, London, NW5 4DL

This statement concerns the proposed construction of a detached, single-storey timber outbuilding for ancillary residential purposes and for use as a psychotherapy consultation room, in the garden of 2B Gillies Street, London, NW5 4DL.

**Purpose:** the studio will serve as both 1) a living and work space which supplements the inside of the apartment, and 2) an occasional consultation room for the owner, Nicole Scott, who is a psychotherapist.

**Design:** the studio’s area is 20m2. It is a custom design (see document 5 – Proposed Elevation and Floorplans) from the garden studio designer Marc Salamon (londongardenstudios.co.uk), with a maximum height of 2.5m, with a longest side of 5m. The interior will consist of one large work room and a small (1m x 1m) toilet with sink. The plumbing will be connected to the sewer via an underground 4 inch waste pipe.

**Materials & Visibility:** The building has a timber frame and external red cedar cladding. We have chosen to use natural materials in order that the building will be congruent with the garden environment. The area around the building will be landscaped to minimise its visibility to neighbours; the planting will focus on climbing plants and shrubs to ensure that the building becomes part of the vegetable life of the garden. The building is set back from the houses and will not minimise light in the other houses on the street. Similar buildings exist in neighbouring gardens.

The building will receive sunlight through two skylights, one window in the front, and a pair of glazed doors in the front. None of these apertures will infringe on the neighbours’ privacy.

The building is entirely within fence lines, and will be shorter than the tallest plantings on the fences.

A more complete list of materials follows, but is also in the planning application:

* BASE

300 x 300 x 300mm concrete pads at max 1.2 metre intervals to support structure

4 x 2 tanalised C24 grade joists at 400 mm centres

18mm exterior wbp ply

50 mm rigid PIR insulation between joists

* WALLS

17mm grade 1 western red cedar TGV sanded and sealed

tanalised batons

breather membrane

12mm wbp

4x2 tantalised C24 grade joists

rigid 50mm PIR insulation between joists

plasterboard and 3mm skim

* ROOF

6 X 2 tantalised C24grade joists at 400 mm centres

50mm rigid PIR insulation between the joists

tanalised firings

12mm wbp

black EDPM rubber membrane

black half round gutter

down pipe fed into a soakaway

* INTERIOR

supply and fit engineered oak flooring 145mm x 18mm

supply and fit skirting and architrave

plaster and decorate walls and ceilings and woodwork brilliant white

* ELECTRICS

exterior 6mm cabling from house ring main to studio

fuse box inside studio

12 double sockets where specified (MK)

6 led down lights running on two dimmers

* DOORS AND GLAZING

double glazed hardwood hinged door with 5 lever mortice lock

Fixed pane window

2 double glazed fixed pane skylight 760 x 900

**Sustainability and Impact**

The core construction of the studio is timber frame, clad externally with Western Red Cedar. The timber frame was chosen as it makes good ecological sense: it’s a renewable resource with a low embodied energy, its lightweight structure allows use of the foundations in the form of individual concrete pads combined with a post and beam system ensuring minimum disruption to the site. We have attempted to minimise the visual impact of the structure by careful selection of building materials and careful consideration of the planting that surrounds the building. The shape and style was designed to keep the overall height of the building as low as possible hence reducing the impact on the existing house and neighbouring properties. The windows and doors are timber with low emissivity high performance double-glazing. The glazing opens up the space allowing air to penetrate and provides an ‘inside-outside’ feel. The internal floor area of approximately 20 sq meters makes the building smaller than some other outbuildings on the street. We believe that through the use of quality materials, thoughtful planting and the way that the structure responds to its context, it incorporates good design. We believe that the garden studio is sympathetic to its surroundings and enhances the landscape and the general area for the people that it affects.

When the studio is in use as a supplemental consultation room, it will not be used in this way 1) before 8:30 a.m. or after 7 p.m. on weekdays, 2) ever on weekends, or 3) for more than five hours per day.

**Shared Garden:** The garden is divided between 2A and 2B Gillies Street. The garden studio will be built entirely on the plot belonging to 2B, with a line of planting obscuring the building from 2A’s garden. 2B has consulted the tenant of 2A about this project; 2A has no objections, likes the design and is keen on the plans for the planting that will accompany the building.

**Access:** 2B’s plot is at the back of the garden, plus a strip connecting the plot to the back stairs (see 4 – Site Plan). The studio can be reached by walking along that strip to the rear of the garden. This is very easy to see from document 4 – Site Plan.