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Method Statement: 46 Belsize Avenue – Garden Studio
Ref: 2019/0406/P

The proposed garden room is to be placed in the garden of the owners home which is a red brick terraced house. The Studio will be placed at the farthest end of the garden. The purpose of the garden room is for use as a home office to provide the home owner with a quiet retreat away from the existing house – the Pod is not built or designed for sleeping accommodation. The materials used in the construction are chosen to complement the natural environment as well as for their eco credentials.

External Walls – Siberian Larch and Black Aluminium Cladding.
Doors – Black Aluminium sliding doors finished in matt black with energy glass
Windows – Aluminium frameless glazed windows in matt black with energy glass
Roof – Single ply membrane – Sedum roof on top.
Decking – Small amount of decking to the front of the Pod in Siberian Larch.
The building has a flat roof at 2.5m height to be unobtrusive to neighbouring gardens.

The delivery of the Pod will take place in 1 day, the Pod is delivered in a panelised system that will be carried through the ground floor of number 46 Belsize Avenue.

There will be 2 vans parked out side for the whole day on the date of delivery and maybe day 2. The rest of the 2 weeks there will be 1 van on site.

Day 1 – 5 Pod erected, doors fitted and plastered.

NB. All works from this point on will be contained within the curtilage of the garden.

Day 5-10 Painted, flooring and skirting put down and external cladding fitted.

Sedum Roof installation will be done once the Pod has been installed and will be done within 1 day. Sedum roof requires minimal maintenance only twice a year to keep the roof looking good and maybe a little bit more if there is a long period of no rainfall. The maintenance is to just remove any weeds and any dead flower heads if required.

We will be on site for 2 weeks for the installation of the Pod.

Waste management – all waste will be carried back through the house and put into the van to return to factory.

Working hours on site will be 7:30am – 6pm.

The team will be using cordless power and hand tools

The Pod is built and designed to fall under Class E permitted development guidelines the only reason for the planning submission is due to the dwelling house being used for flats and so Class E permitted development does not apply.

The Pod will take up less than 50% of the whole rear garden.