

Design and Access Statement

It is proposed to erect a detached single storey timber framed garden room in the rear garden of Flat 2, 113 Fortess Road, London, NW5 2HR. The site contains a three storey mid-terrace property divided into five flats, the rear garden is approximately 104 sqm. from which approximately 54sqm belongs to Flat 2. The remaining 50 sqm belongs to the Basement flat. There is no physical division between the host property gardens which appears as a single plot with a notional boundary between them. Both flats and gardens belong to the applicant. The property is not listed and is not within a conservation area. The intended use as a hobby room and artist studio is incidental to the host flat. Full planning permission is sought as the property does not benefit from permitted development rights.

Given its rear location, the proposed outbuilding is not visible within the streetscene and has no impact with regards to highways or parking. Single storey in scale, with a modest height of 2.5m it is subordinate in form to the frontage and surrounding properties. With a footprint of 17.5 sqms, comfortably more than 67% of the host rear garden of Flat 2 will be retained and more than 83% of the full back garden (including Basement Flat garden) will be retained. The studio is set back from the site boundary brick walls to allow for maintenance of the boundary walls, the maintenance of the garden room and to provide gaps between buildings reducing the sense of enclosure on the surrounding properties. The scheme does not necessitate the removal of any trees, an arboricultural report to demonstrate the arboricultural feasibility and prescribe protection measures necessary to minimise potential harm that may arise during construction is included as part of the application.

The buildings core construction is timber frame, which is clad externally with Western Red Cedar Cladding on all elevations. The cladding used in natural form so that the building will weather and blend into the garden and surrounding environment. There is a limited use of UPVC for guttering and trims, this is representative of the character of the locality.

The windows and door frames are timber which is a preferred material for garden structures, it makes good ecological sense, as it's a renewable resource with a low embodied energy. The glazing will allow for views into the rear garden of the application site and some views towards the host and neighbouring properties, these views are not at close quarters (approx. 15m), and as such any overlooking would not be significant, integral blinds within the double-glazed units provide for privacy and solar control. The proposal will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, overlooking or visual bulk. It will not result in a harmful sense of enclosure on surrounding properties. The proposed use of the outbuilding will not result in an unacceptable level of noise nuisance to the surrounding properties over and above that from the use of the existing garden.

The studio shall arrive on site in flat pack format and shall be hand assembled without the use of cranes or heavy plant machinery. Its lightweight structure allows foundations to be used in the form of concrete pads combined with a post and beam system ensuring minimum disruption to the site.

Through careful selection and arrangements of materials we have created a visually attractive well designed structure. The site is not in a flood risk zone. We believe that the proposed garden room is sympathetic to its surroundings and will enhance the landscape and the general area. It is in keeping with the architectural character of the area, which the site is located and complies with local policies.