

Design and Access statement for erection of a single story timber framed outbuilding at Flat 1, 15 Maresfield Gardens, London NW3 5SN

This design and access statement is in support of a Full Planning Consent application for the construction of an outbuilding at Flat 1, 15 Maresfield Gardens. This will be used by the resident as an art studio. The resident's flat is on the first floor of a terraced house built 1881-86, with a substantial rear garden divided between the owners. The resident's portion of the garden sits furthest from the house, and is accessed via a private pathway that runs alongside the garden. Access to the garden will not change. Photos showing access to the site can be found below, along with indications of the location of the proposed outbuilding.

The proposed location will be hidden from other portions of the garden at number 15, as well as from neighbouring houses, both by existing tall boundary fences in the applicants garden as well as by trees in neighbouring gardens. It would run alongside an existing concrete plinth, further hiding it from view. It will be situated no closer than 3.2 metres away from any property boundaries (in this case a wire fence hidden amongst thick shrubs).

This outbuilding will be supported by screwpile foundations, an environmentally friendly alternative to concrete supports or slabs. Screw piles mean that damage can be avoided to any unseen roots, as well as allowing for minimal disturbance to wildlife, soil and the surrounding ground surface.

The proposed outbuilding is to be designed and built by Chalk Road, a small local business specialising in fine woodwork and the use of natural and sustainable materials. The design for this outbuilding places a priority on the ability of the structure to merge in with its natural surroundings and not draw attention, and is based on the shape of traditional English outbuildings. The materials to be used are chosen due to their high durability and sustainability and are listed in detail below, along with photos of a matching outbuilding by Chalk Road in a similar garden setting to the proposed site.

Materials

External:

walls: feather edge Douglas fir cladding, stained with Sadolin black waterproofing treatment

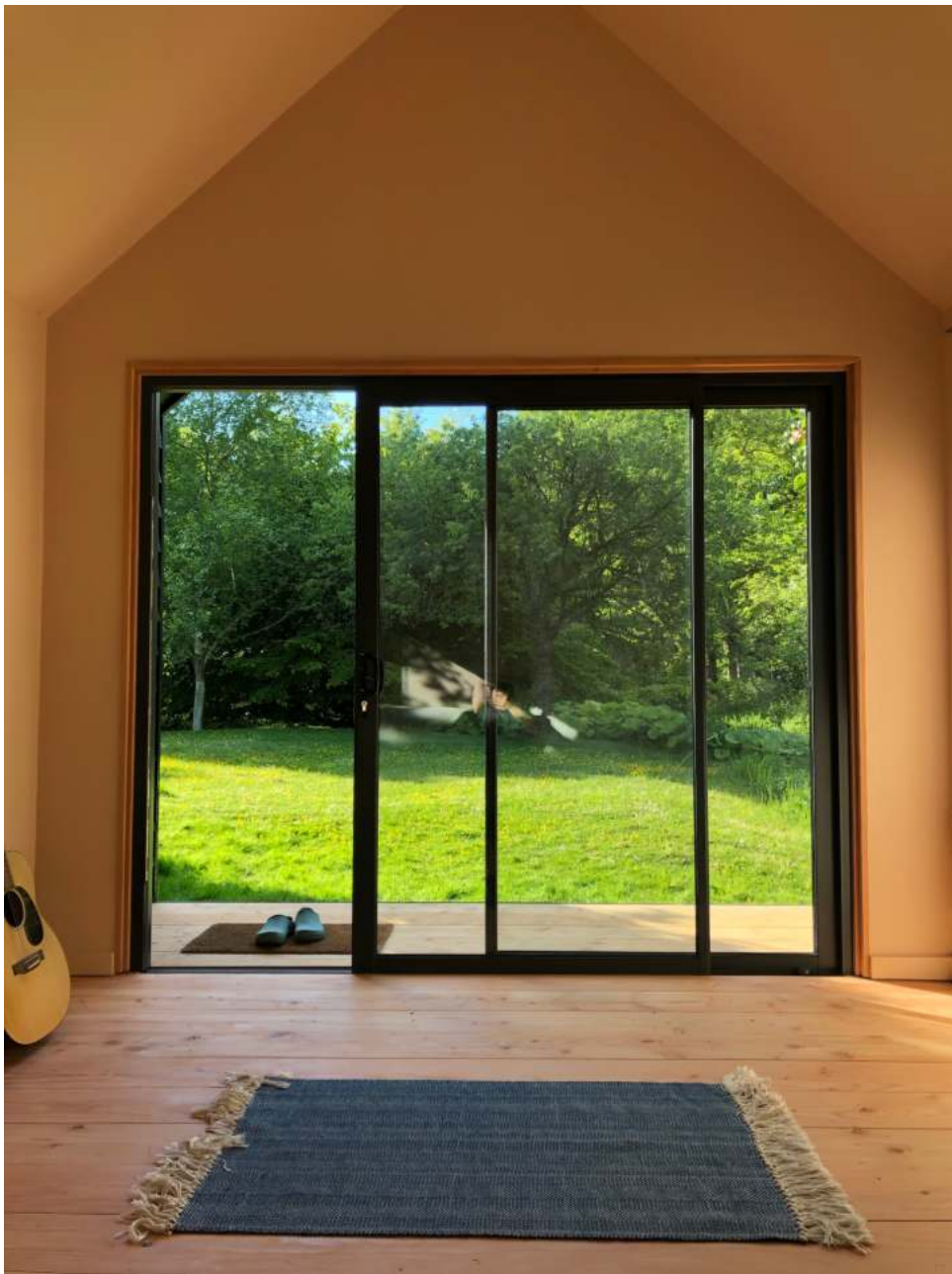
roofing: corrugated steel roofing, painted black finish

(pictures from similar project for reference)



Internal:

framing (hidden): fsc pine 2 x 6" and 2 x 4"
flooring: 40mm thick solid fsc Douglas fir boards
walls finish: clay plaster
insulation in floors, walls and ceiling: sheep's wool

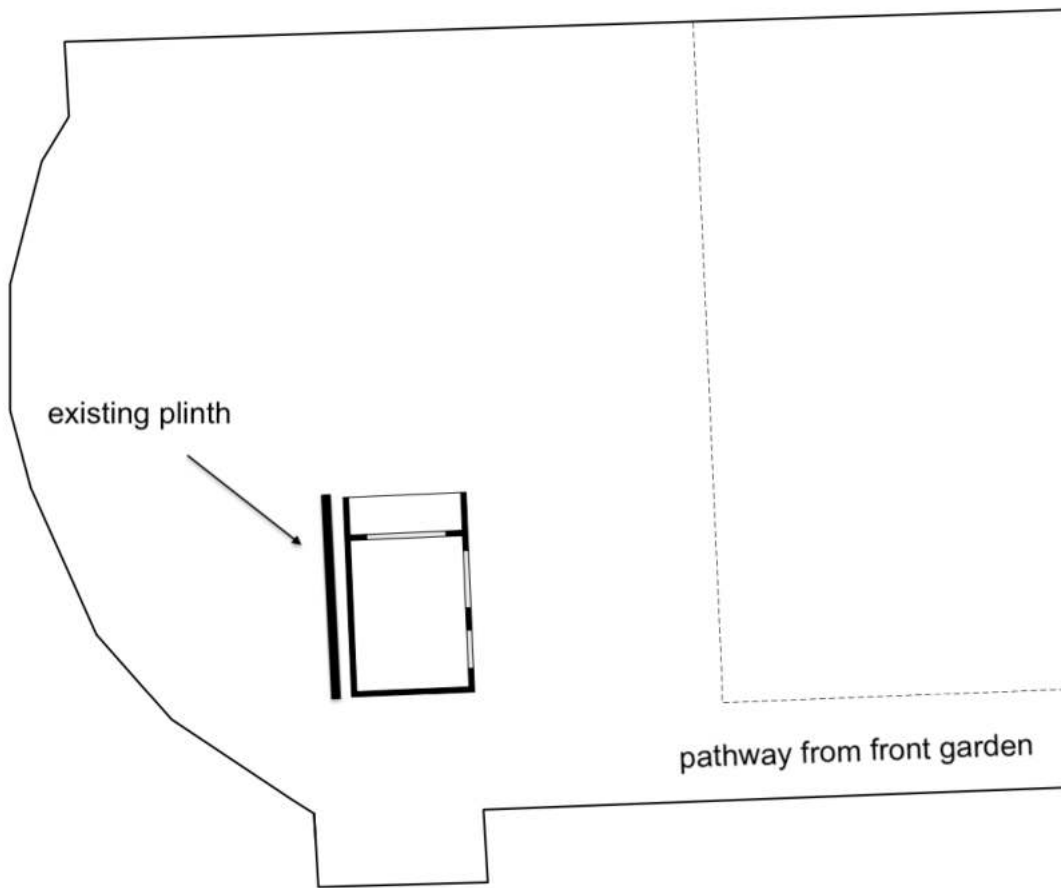


Matching structure previously built by Chalk Road:



Access and location:

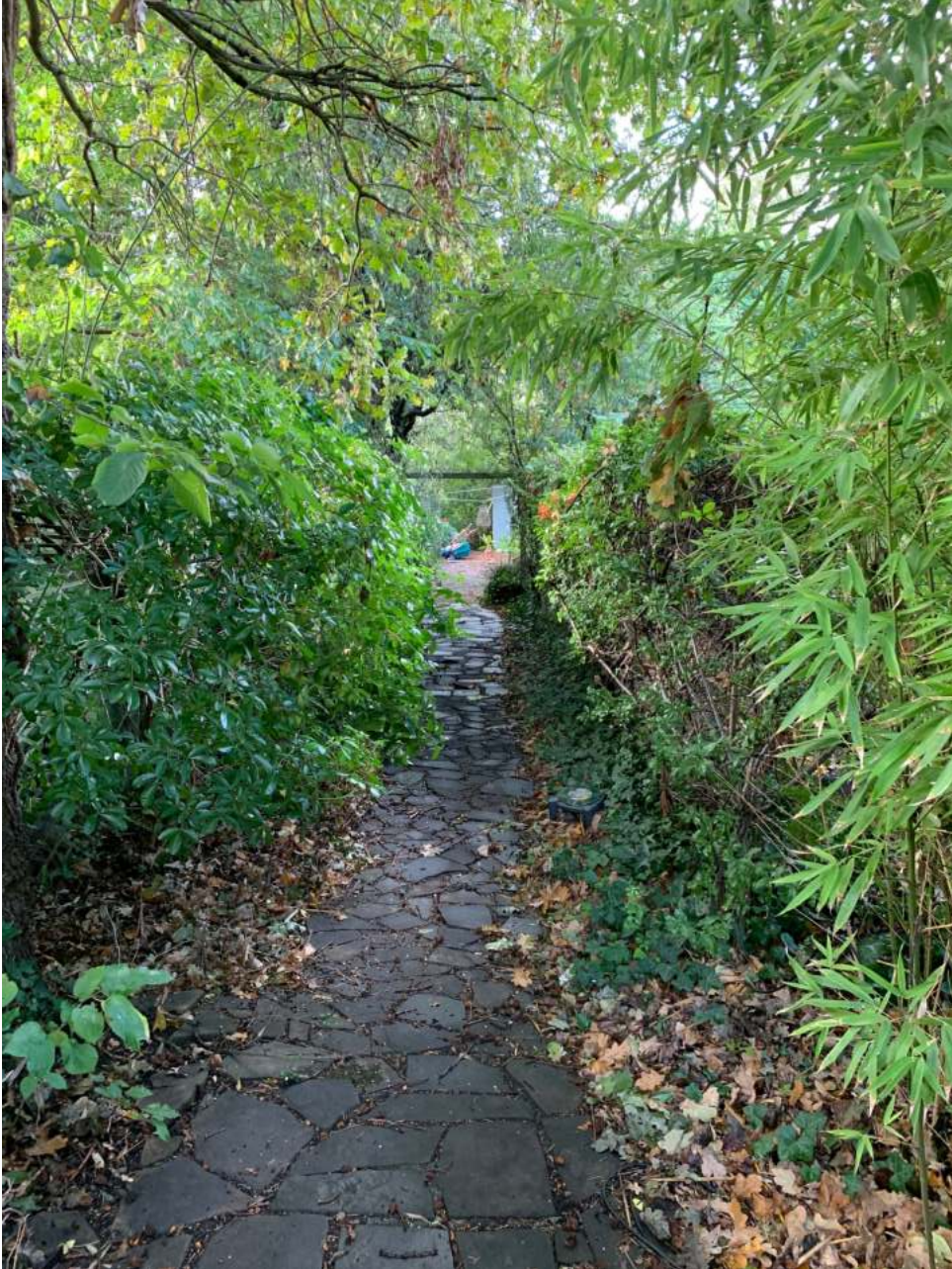
Proposed outbuilding location in garden:

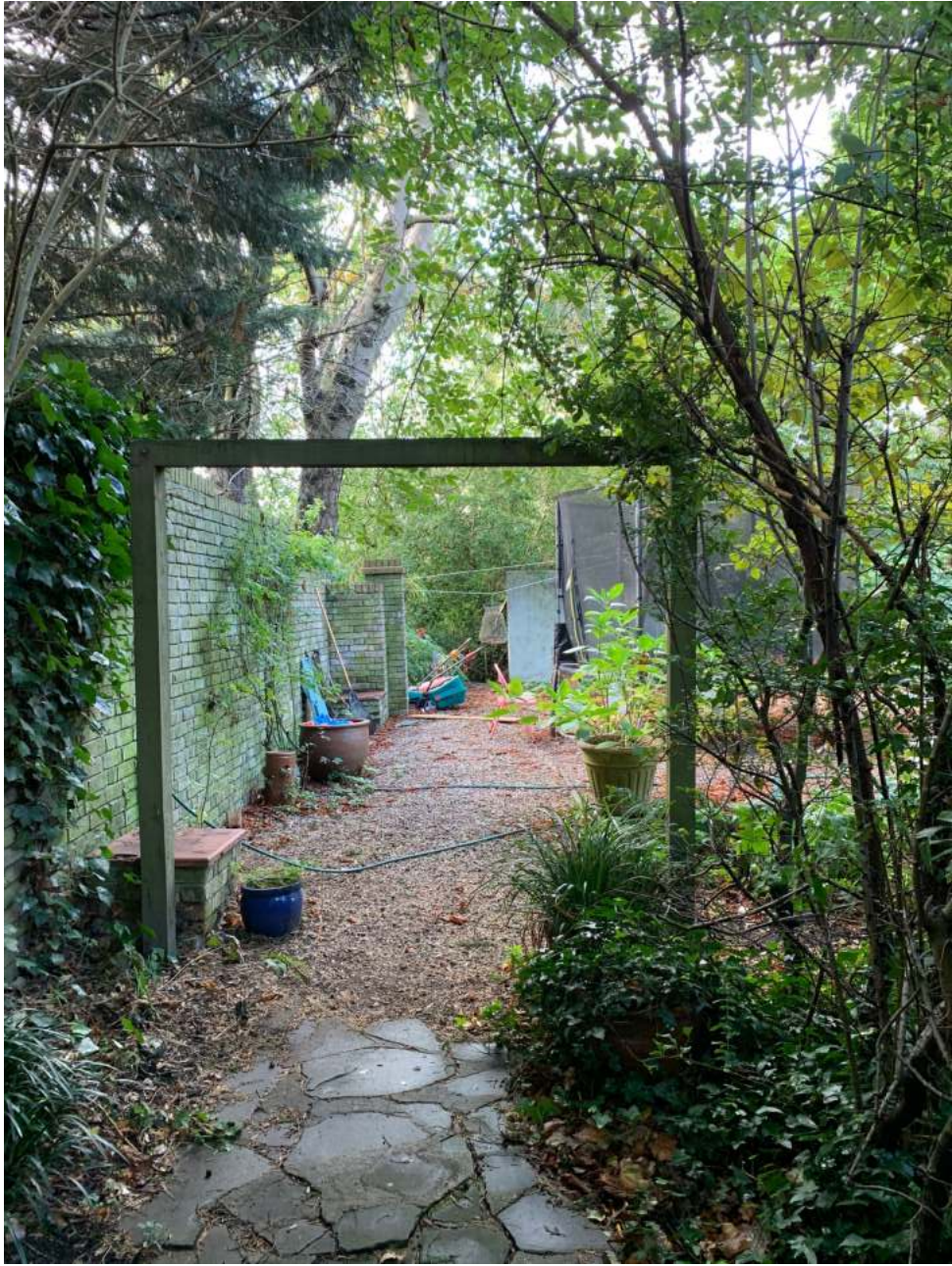


View from front garden towards pathway leading to rear garden:



Pathway to residents section of garden:





Proposed location of outbuilding viewed from end of pathway, indicated in red:



Proposed location of outbuilding viewed from within garden, sitting in front of concrete plinth erected by former residents:

