Design and Access Statement

Proposed Timber Garden Building

Flat 2, 15 Rondu Road, Cricklewood, NW2 3HB

Introduction	This statement has been prepared to describe the rationale behind the design of the proposed timber garden building, in the back garden of the above ground floor flat.
Use	The building is for the owner's private use.
Amount	The dimensions of proposed timber garden building are $6.60m \times 3.65m$ and a gross floor area of $22.15m^2$.
Layout	The proposed building will occupy the far end of the garden and occupy an area currently paved with concrete.
Scale	It is considered that the size of the building is acceptable, given the overall size of the garden.
Landscaping	Specific landscaping is not included in this scheme.
	The existing boundary fences are to be retained.
Building Appearance	The north west and south west elevations of the proposed building are largely glazed, with the remaining wall areas clad with painted "V-100" MTX cladding. The other, south east and north east elevations, which are closest to the boundary fences, have no windows and will be clad with painted cement board.
	Windows and doors will have colour matched P.V.Cu. frames.
	The roof will be covered with an E.P.D.M rubber membrane.
Access	Access to the building will be via the doors in the north west elevation.

Trees Although located close to a number of existing trees growing in the gardens of the adjoining properties, the proposed building will occupy an area of the garden currently paved with concrete, as can be seen from the Site Plan and following site photograph. Furthermore, a lightweight timber building was deliberately chosen in order to minimise foundation requirements and excavation close to the trees. To that end, the building will be supported on discrete steel posts concreted into pocket holes dug into the ground, which will minimise the potential for damage to tree roots. Although formed using a mechanical post hole boring machine, individual holes can be/will be relocated if roots are encountered during the excavation process. Once formed, the holes are lined with thick polythene in order to prevent the cement slurry leaching into the soil. The existing concrete slab will prevent further soil compaction within the trees' root protection zones during the construction process.

Site Photographs



View of the site of the proposed building