



Garden Office Cabin  
NW3 1BN  
Design Access Statement

22.02.21

**Life Space Cabins**  
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# Site context and location

This Design and Access Statement is to support a Full Application to seek permission for a small, high quality garden cabin, at 1 East Heath Road, Hampstead, London, NW3 1BN.

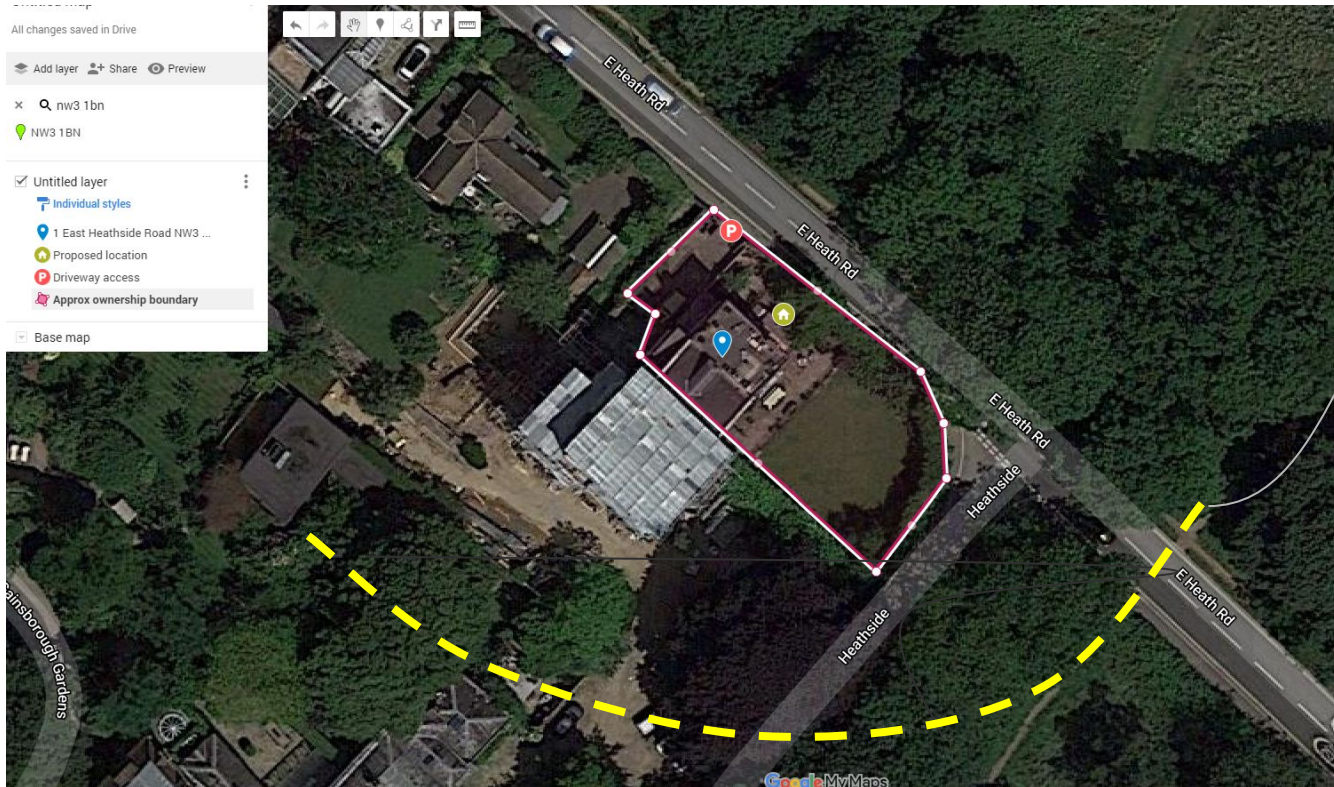
It is intended that the cabin will be used as a home office space and as family dining space for occasional evening use.

The proposals shown here aim to provide the following key aspirations:

- A replacement simple, modern building which incorporates natural materials.
- A low energy building, sustainably constructed and well insulated.
- Replacing existing run down existing garden structures with a well constructed cabin that will last many years.
- Clever use of space to allow flexible use for the family and future owners.



# Site Characteristics



Path of the sun

Site plan showing the constraints on the site, the path of the sun and the prevailing SW/SSW winds.



## Site. Images taken of existing site structure



Open sided garden arbour with garden shed to the rear.

# Planning Policy

## **Planning Policy**

### National Planning Policy

The principle of development is set out in national and local planning policy. Government policy set out in the National Planning Policy Framework (NPPF) March 2012 confirms the primacy of the development plan and states that there is a presumption in favour of sustainable development. The Framework requires Local Planning Authorities to have development plans in place which are up to date and which comply with national policy.

With this in mind this application has been designed to be cognisant of the following relevant policies from the The Camden Local Plan 2017

Policy A4 Noise and Vibration

Policy C1 Health and Well Being

Policy D1 Design

Policy D2 Heritage (A separate Heritage Statement has been written- see supporting documents)

In particular the proposal has been undertaken with the intention of creating a high quality, low impact sustainable design and complying with Policy D1 which is described in more detail on the following pages.

# Design

## Summary

The proposals shown here, describe a high quality home office cabin and family dining space for private use only.

Key to its design is the desire to create a building that is not visually dominant for any neighbour or pedestrian but enhance the garden through the replacement of the existing tired shed and garden structure to a well insulated structure that can be used year round. It has been designed to respect local context and character whilst using natural materials that are high quality, sustainable with exemplary eco credentials.

## Mass and Use

The proposed structure is a fraction longer than the combined existing footprint of the current garden structures to allow for a well proportioned multi functional space for entertaining and work space.

The cabin has been designed to incorporate a good space for an office for the client to home work alongside a dining space with good storage and built in seating.



# Design

## Health and Wellbeing

The cabin will allow the owner to work from home, not only reducing carbon footprint but increase productivity and spend more time with family especially in light of the current covid pandemic. The cabin will also double as a family space at weekends and evenings aiding communication and connectivity with all family members including children.



## Low Environmental Impact

The building will sit on a series of small screw piles with the intention of having a low-impact on the landscape - eliminating the need for a concrete foundation, reducing the amount of excavation, minimising impact on the natural environment.



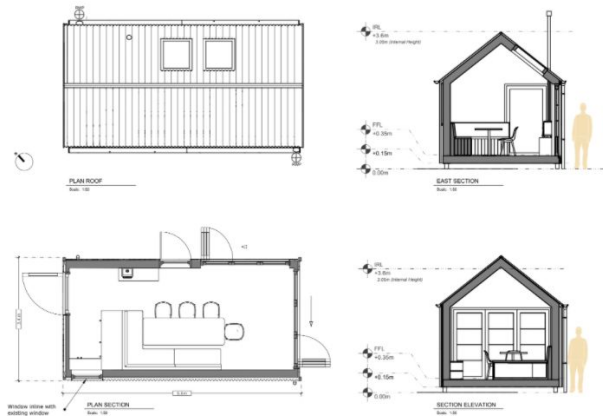


# Design

## Elevations

The plans show an open plan building partitioned by furniture and storage units. The entrance can be either from the rear or side via a level surface.

The cabin will benefit from a full height ceiling with two velux windows placed to benefit from the direction of the sun and to allow work to be carried out inside reducing the need for artificial lighting.



Not to Scale please refer to supporting document:  
**Glynn Garden Cabin LO1\_01**

## Arrangement

A good number of storage cupboards and a dining table with built in banquette seating situated in front of a 'eco design ready' log burner. Large opening windows to the side and rear allow for access to the garden. The remaining windows have been kept relatively small and there are no openings to any facing neighbours.



# Design

## Materials

A simple palette of materials has been chosen for the building which includes full height thermally efficient aluminium framed windows and doors, vertical larch cladding and a corten metal roof (which will rust within 4 weeks to a mix of brown and orange hues). Internally the space is lined with light timber boards to the floor, walls and ceiling.

- The outside of the cabin is to be clad in untreated larch which is an excellent, sustainable cladding material- left to silver naturally. Although a softwood, the tight grain of the wood makes it stable and long lasting. The wood changes overtime to a silver/ grey tone thus fitting into the context of the garden.
- A corrugated corten metal roof will weather to a burnt ochre colour.
- Corrugated metal in black to rear of cabin.
- Galvanised rainwater pipes by Lindab to complement the house guttering.
- Double glazed aluminium gutters, door frames and windows for longevity and sound insulation. (85 year life expectancy)
- Full height double glazing to flood the structure with light.



Galvanised downlight



Dark Grey double glazing doors and windows

# Low Energy Design Access and Security

## **Low Energy Design**

Low energy design has been considered from the outset for the structure described in this document. The cabin is to have high thermal performance as set out in Part L of the Building Regulations as well as good air tightness which means low energy heating and ventilation systems can be used.

Currently we are exploring low energy technologies to heat the unit. It is likely this will be achieved with a suitable 'eco-ready' log burner and underfloor heating.

The cabin will have good daylight levels but use low energy LED lighting when required. Rain water runoff will be dealt with on site.

## **Noise and Vibration**

Highly efficient soundproofing insulation will absorb acoustic soundwaves to minimise the level of noise travelling through the walls and ceiling.

The double glazed windows and doors guarantee warmth and dramatically control noise levels.

## **Vehicular & Transport**

The proposal does not affect any existing or demand any new access or parking requirements



# Low Energy Design Access and Security

## **Sustainable Methods of Construction**

The structure has been designed with modern methods of construction in mind, to exploit the benefits of prefabrication where possible and to minimise the embodied energy of the materials and energy consumption when in use. We are proposing that timber is used for the majority of structure and cladding of the building. In particular we are exploring the use of prefabricated timber panels for the walls, floor and roof. These will largely be fabricated off-site to arrive as partially completed modules to be lifted and assembled on-site. This method of construction will reduce the amount of waste, and time on site ultimately leading to a more efficient, cleaner build and higher quality of finish.

In addition to using timber structurally and as a cladding material non-toxic or low VOC materials are also intended to be used for finishes.

All timber will be from FSC or PEFC approved suppliers.

## **Flood risk**

The site has been identified as having no risk of flooding on the Environment Agency flood maps (see the supporting documents).

## **Security**

The proposed arrangement offers little in the way of hiding places for unlawful activity.

The windows and doors are double glazed by Rational Windows or similar with secure three-point espagnolette locking mechanism and Secured by Design rated

