

Flat 1
74 Canfield Gardens London NW6 3ED
Proposed Garden Room

Design and Access Statement:

Introduction: This Design and Access Statement in support of the application for a garden room at the above address and is to be read in conjunction with drawings no. 21253-01.

Overview: No. 74 is at Western end of Canfield Gardens.

Although not Listed the property is in the South Hampstead Conservation Area.

Proposal: An existing shed will be removed and a garden room installed.

Location / Use / Size / Massing / Materials etc:

- i. The garden room will be located at the northern boundary of the rear garden. Adjacent to boundary fences.
- ii. The building will provide a single room space from which will provide a “work from space” and a room from which the garden can be also be enjoyed year-round.
- iii. The proposed garden room has a footprint of 13.7sqm.
- iv. Is located to take advantage of existing boundary treatments.
- v. **Materials:** The building is constructed using “SIPs” ((Structurally Insulate Panels). This method of construction provides a high thermal performance. The garden room will achieve a thermal performance in excess of those currently required to meet Part “L” of the Building Regulations.

Externally the front and right elevations will be finished with Clear Grade Larch cladding. The rear and left elevations will be finished with Grey “Weathershield” paint.

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The roof will be finished with a slate / lead coloured single-ply membrane. Rainwater will be collected and stored in water butts for use on the garden.

Windows and doors are grey / anthracite coloured uPVC frames fitted with high-performance double-glazed units. To preserve the privacy of neighbours the window in the right flank elevation is at high-level and will be fitted with obscure glazing and have restricted opening – this window is required to provide through ventilation to the room.

Construction: The garden room will be constructed using SIP (Structurally Insulate Panels).

This method of construction is considered “Green “ technology and provides thermal performance over and above that required by the Building Regulations. Additionally it is quicker to build and any potential disturbance to neighbours is greatly reduced.

The foundation system is a “no dig” screw pile system and have no impact on the ground or adjacent trees.

Access: The existing access and parking will remain as is.

Trees: Trees with falling distance are shown on drawing no. 21253-01.

The proposed foundation system uses “ground screws” and does not require traditional strip / trench digging.

Foul sewage and surface water: The proposed garden room will not create any foul sewage. Surface water will be harvested and stored in a water butt for future use in / on the garden.

Fire Safety Statement:

1. The proposed works to the Garden area are classed as a “minor development” and will not change or increase the risk of fire within the building as it is separated from the main building
2. A Smoke Alarm will be installed in the Garden Room
3. The proposed escape route will always be unobstructed

4. Materials used on the development will be certified to the latest standards and fit for purpose in accordance with Building Regulations
5. Access for emergency services will not be altered as a result of these works
6. Fire escape routes in / for the entire building will not be blocked as a result of this Garden Room
7. The escape route in case of fire will be the entrance door which leads to the garden

Assessment of the Proposals: The proposed garden room is:

- i. ancillary to the dwelling
- ii. located and sized to respect the setting, location and neighbouring houses
- iii. finished in materials sympathetic to its location
- iv. will use a non-invasive foundation system

The design and materials proposed for the building respect the character and appearance of the host building and the South Hampstead Conservation Area.

Approval for similar outbuildings have recently been granted at nos. 77 and 105 Canfield Gardens – refs. 2021/2668/P and 2020/5238/P.

Therefore it is our opinion that the proposed garden room will not materially harm the character, appearance of the house, street scene or the wider locality.