

Design and Access + Heritage Statement

For Proposed Garden Room At:

Flat 1 12 Ellerdale Road London NW3 6BB

Introduction:

This document has been prepared to support the Planning Application for the proposed garden room at the above property and should be read in conjunction with drawing no. 22205-01

Site Details:

The application site is located west side of Ellerdale Road with the rear garden facing West.

Background Information:

12 Ellerdale Road was a single dwelling that has been converted into flats.

No. 12A is the ground floor flat built.

Although not Listed the property is within Fitzjohns Netherall Conservation Area.

Proposal:

It is proposed construct a single storey garden building.

Location / Use / Size / Massing / Materials etc :

- i. The garden room will be located adjacent to the western boundary on the lower (approx.. 1.2m below the terrace at the rear of the property).
- ii. The building will provide a home gym, art studio facility and space from which the garden can be also be enjoyed year-round.
- iii. The proposed garden room has a footprint of 46.8sqm.
- iv. Is located to take advantage of existing boundary treatments.

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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.

vi.

Externally the front and left will be finished with kin dried Larch cladding.

The rear elevation and right flank elevations will be finished with Grey “Weathershield” paint.

The roof will be finished with a slate / lead grey coloured single-ply epdm roofing system.

The doors and windows are grey / anthracite coloured aluminium frames fitted with high-performance double-glazed units. The doors and windows have been styled to give a traditional appearance.

Trees:

Trees within falling distance of the proposed garden room are shown on drawing no. 22205-01

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

Access and Parking:

The existing access and parking arrangements will be maintained.

Refuse and Recycling:

The facilities in the host dwelling will be used.

Foul and Surface Water:

Foul water from the small water will disposed of via the existing drainage system. Surface water will be returned to the ground via a new soak-away.

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Fire 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:

- i. is ancillary to the dwelling
- ii. will not be used for sleeping i.e. overnight accommodation
- iii. is located to take existing boundary treatments
- iv. finished in materials sympathetic to its location
- v. will use a non-invasive foundation system
- vi. is sized to respect the setting and location

The proposed garden room will not materially harm the character / appearance of the host dwelling, adjacent houses, the street scene and / or the wider Conservation Area.

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