

Flat 1 49 Compayne Gardens NW6 3DB

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 attached herewith.

Overview: Flat 1 49 Compayne Gardens. Although not Listed the property is in the South Hampstead Conservation Area. Proposal: There is an existing concrete slab which is suitable for a Garden Room to be installed without further foundation and there little to no impact on nearby trees.

- The garden room will be located at the southern boundary of the rear garden. There will be adequate space around the build to ensure maintenance and little or no impact to surrounding property and nature.
- The building will provide a single room space from which will provide a “work from space” and with insulation is a room from which the garden can also be enjoyed year-round.
- The proposed garden room has a footprint of 15 sqm.
- The building is constructed using demountable frame. With insulation this room will provide 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 all elevations will be finished with painted timber panelling. The rear and left elevations will be finished with “Weathershield” paint. Photo attached.
- Windows and doors are uPVC frames fitted with high-performance double-glazed units. Windows can be ventilated.
- The garden room will be assembled off site and bolted in place and is therefore a mobile build, within 1969 Caravan Act constructed. Additionally, it is quicker to build and any potential disturbance to neighbours is greatly reduced. The foundation system is a “no dig” approach and will have no impact on the ground or adjacent trees.
- Trees withing falling distance are shown in photos.
- Surface water: The proposed garden room will not create any foul sewage. Surface water will be drained into garden, and some may be harvested and stored in a mater butt for future use in / on the garden.
- Fire Safety Statement:
 - 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
 - If required a Smoke Alarm can be installed in the Garden Room
 - The proposed escape route will always be unobstructed
 - Materials used on the development will be certified to the latest standards and fit for purpose in accordance with Building Regulations where applicable
 - Access for emergency services will not be altered as a result of these works
 - Fire escape routes in / for the entire building will not be blocked as a result of this Garden Room
 - 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 on a regular basis. 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.



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