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Design Statement

Project Address 6 Heaven Tree Close, London, N1 2PW

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This statement accompanies the submitted drawings:

DRAWING NO.	SCALE	SIZE	DRAWING TITLE
G184-100	1:1250	A4	SITE LOCATION PLAN
G184-101	1:500	A4	BLOCK PLAN
G184-120	1:50	A3	EXISTING GROUND FLOOR PLAN
G184-121	1:50	A3	EXISTING FIRST FLOOR PLAN
G184-130	1:50	A3	EXISTING SECTIONS
G184-141	1:50	A3	EXISTING SIDE ELEVATIONS
G184-210	1:50	A3	PROPOSED GROUND FLOOR PLAN
G184-201	1:50	A3	PROPOSED FIRST FLOOR PLAN
G184-300	1:50	A3	PROPOSED SECTIONS
G184-400	1:50	A3	PROPOSED FRONT ELEVATION
G184-401	1:50	A3	PROPOSED SIDE ELEVATIONS
G184-900	NTS	A3	3D VIEWS

6 HEAVEN TREE CLOSE

Application for a Lawful Development Certificate

Project summary

The submitted proposals are for the removal of an existing shed and construction of a garden room with combined storage space. The area of garden where this is to be built is a paved area that receives no sun and is currently used very little. The house does not sit within a conservation area.

Design

The structure is single storey and provides additional living space for the house. The proposed cladding to the garden room structure is patinated copper with cut out pattern based on the leaves of a tree. For the storage space this is in timber similar to the shed that currently exists.

The design has been produced in accordance with the 'Permitted development for householders: Technical Guidance'. The following points refer to this guidance, therefore justifying their compliance.

- The total area of the ground covered by the new room and storage is 14 sq., less than 50% of the total area of land around the original house.
- The building is of one storey.
- The building sits within 2m of the boundary of the garden and therefore has been designed with a 2.5m maximum height from the levels immediately adjacent.

Summary

The proposed works, as described above and shown on the drawings, fall within the applicant's permitted development rights as determined in the document 'Permitted development for householders: Technical Guidance'.