

Design & Access Statement

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

Applicant Jonathan & Anushka Cross
Agent Gruff Limited
Contact Emily Naylor Burnett, tel: 020 8692 9130

Date September 2016

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

Project summary

The construction of a garden room and storage shed to the rear of the property.

INTRODUCTION

Local & Planning Context

Heaven Tree Close was built in the early 2000's and is made up of 24 houses with associated parking. As part of the planning approval for the original street development the Permitted Development Rights for the householders was removed. As such this application is for a Householder Planning Application for a structure that would otherwise fall under Permitted Development.

DESIGN

Proposed Design

This proposal is for the removal of a small shed from the existing rear garden and installation of a garden room with enclosed storage area adjacent.

The family have young children and often work from home and need a quiet space, away from the children to do this. The owner has a design background and partly trained as an architect, it is therefore important to him to undertake a scheme that has a high quality design and level of construction.

The area of the proposed room is to the back of the garden. Currently paved, this space is never used by the family as it is the darkest, dampest spot.

Scale & Mass

The design has been produced in accordance with the 'Permitted development for householders: Technical Guidance'. This has been taken as the basis for heights at the boundary and centre in order to not overbear on to neighbours and to have acceptable massing. Because of its minimal height and the leafiness of the area it will barely be visible from the neighbouring gardens.

Materials

The clients are keen to have a garden room that has a carefully considered high quality design, and one that works with the context of the house and garden.

The surrounding leaves on the trees have been taken as inspiration for the proposed cladding, is a patinated green metal cladding with a leaf cut out pattern. This cladding would be to the exterior of the main room. The lower section for storage would mimic the existing shed with a timber cladding.

ACCESS

Access to the site overall remains unaffected.

SUMMARY

- The proposal is of a high quality design.
- It does not overbear, and is barely visible from neighbouring gardens.
- It sits on the darkest area of the garden which is little used by the owners.
- It will provide a much needed additional quiet space to the house and will compliment its context.