

DESIGN AND ACCESS STATEMENT

Address of Development:

41 St Lawrence Drive
Eastcote, HA5 2RW

Description of Work:

Replacement Garden Shed

Introduction:

This Design and Access Statement has been prepared in accordance with the circular *Guidance on Change to the Development Control System* effective from 10th August 2006. Reference has been made to the CABE (Commission for Architecture in the Built-in Environment) document *Design and Access Statements* and the London Borough of Hillingdons UDP and the Eastcote Park Estate Conservation area appraisal.

Site Characteristics
and Planning Background:

Eastcote Park Estate was laid out as a single planned estate in the 1930's. The plan form is based on one principal access from Bridle Road, following a loop formation. There are two other access points, one on to Field End Road and one on to Cheney Street. This plan form limits traffic within the area and helps create a sense of enclosure and tranquillity. The location next to the parkland further adds to this suburban 'bliss'. The centre of the area is TQ109886.

Design Brief:

The brief was to replace the existing garden playhouse which is of timber construction built off timber piles. The replacement is a similar building but slightly larger and is of timber with a pitched felt shingled roof and timber windows. It is positioned with the side and rear in the same position as the existing.

Layout and Scale:

The Eastcote Park Conservation Management plan says that outbuildings should not be over dominant. No other guidance is given. There is an existing timber outbuilding on the site that had been there about 15 years and the proposal is to replace this.

The proposed structure is a kit designed to suit permitted development although in a conservation area this will not apply. Non the less it is as a result lower than the existing structure and less obtrusive.

Landscaping and
Appearance:

The existing shed as shown below sits behind a hedge of Yew and plumb planted by the owner several years ago. The back of the site is the park and the shed is almost totally obscured from here.

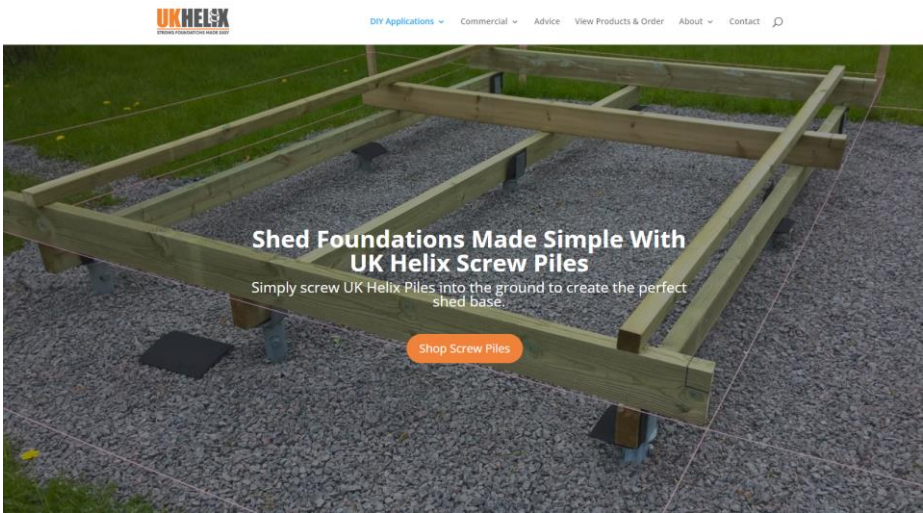
Around the existing is a slate walkway.

The proposed shed will be a similar height and will be raised off the ground by about 300mm in exactly the same way as the existing shed.

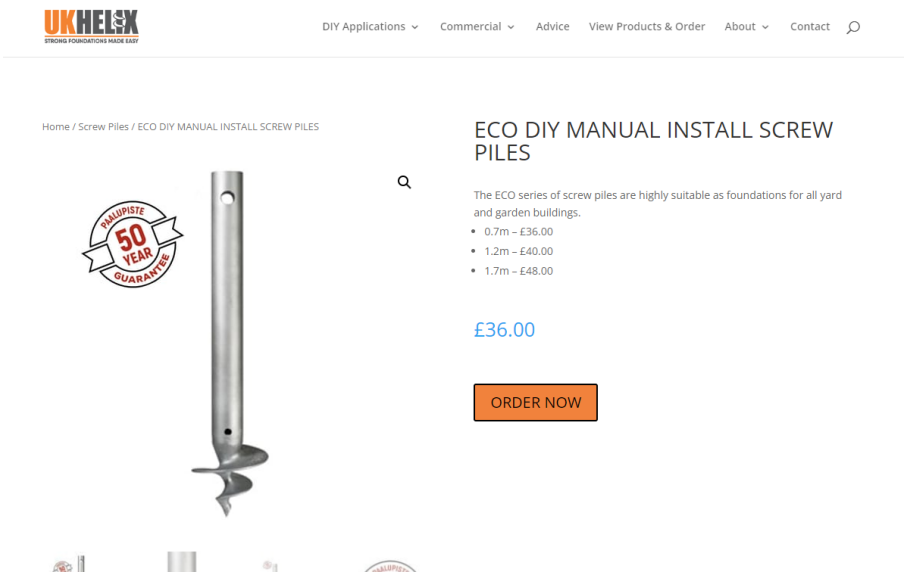


EXISTING GARDEN BUILDING

The proposed foundations will comprise hand installed micropiles initially assumed to be 1m depth. A typical installation is shown below with the micro piles with a timber base to receive the shed.



The piles come in a variety of sizes and can be cut to suit.



Entrance and Doors: The doors and window will be timber double glazed to match the walls

WC Facilities: There are no proposals for toilet provisions. There will be no water or drainage to the shed.

Tree Protection: There will be no disturbance to the Oak. The branches above the shed are significantly above (About twice the height) of the proposal.

Advise from an Arboriculturist was sought they advised that a micro piled foundation was far less intrusive than a shallow concrete slab, as any small roots would be pushed aside if encountered and with a void beneath the shed, water flow would not be impeded.

Conclusion: It is hoped that the Planners will agree that the proposal is minimally intrusive being little more than a lightweight hobby shed.

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Severn Log Cabin W5m x D3m

