

Design Statement for: Proposed outbuilding within rear garden of 11 Clovelly Close, Ickenham.

The proposed outbuilding is solely for the use of the family who are long term owner occupiers of the property.

It is not to be used for sleeping accommodation at any point, and will not contain a bath/shower room or kitchen.

The unusually long rear garden measures 620m² approx, and so the proposed building with a gross internal area of 55m² represents quite a modest proportion of the garden.

To the rear of the property is TFL (Transport for London) land with train tracks running across behind. This TFL land extends around the right side of the rear of the garden adjacent to the outbuilding. To the left side is a further private rear garden. Therefore there is no possibility of a separate rear access to the garden or outbuilding.

Due to the positioning of the outbuilding close to the rear and right side of the garden well away from the left side (southern) boundary, there will be no effect on natural light to privately owned garden land to its south, and no consequence to the adjacent TFL land which simply provides a buffer between the garden boundary and railway.

The height of the building is proposed to be kept to a minimum practical level. Due to the proposed partial use as a gym, a ceiling height of 2.7m has been proposed, with a flat roof over to a minimum practical thickness to provide adequate insulation to meet Building Regulations creating a building with a maximum height of 3.2m from ground level.

The use of the building has been set out in the accompanying drawings with space set aside for storage and a WC, and the main area split between gym use and use as an additional living space for the family.

We note that the outbuilding is required by the owners largely to provide additional relaxation space for their 15 year old son who has ASD and is expected to live with them for many years to come. Due to the prohibitive cost of moving to a larger house, providing additional space in the garden is the only option open to them. This will allow the son a games and sensory area and in

years to come some semi-private space during the day whilst the owners can at the same time monitor him, and be on hand for support when required.

The building will be clad in timber to minimise its impact and the garden will be landscaped around it with a pathway to the building, a small, ground level, patio in front of the doors and flower beds to its perimeter.

The building will not use a great deal of energy as it will be fully insulated to exceed Building Regulations, and will be powered by solar panels affixed to the roof.