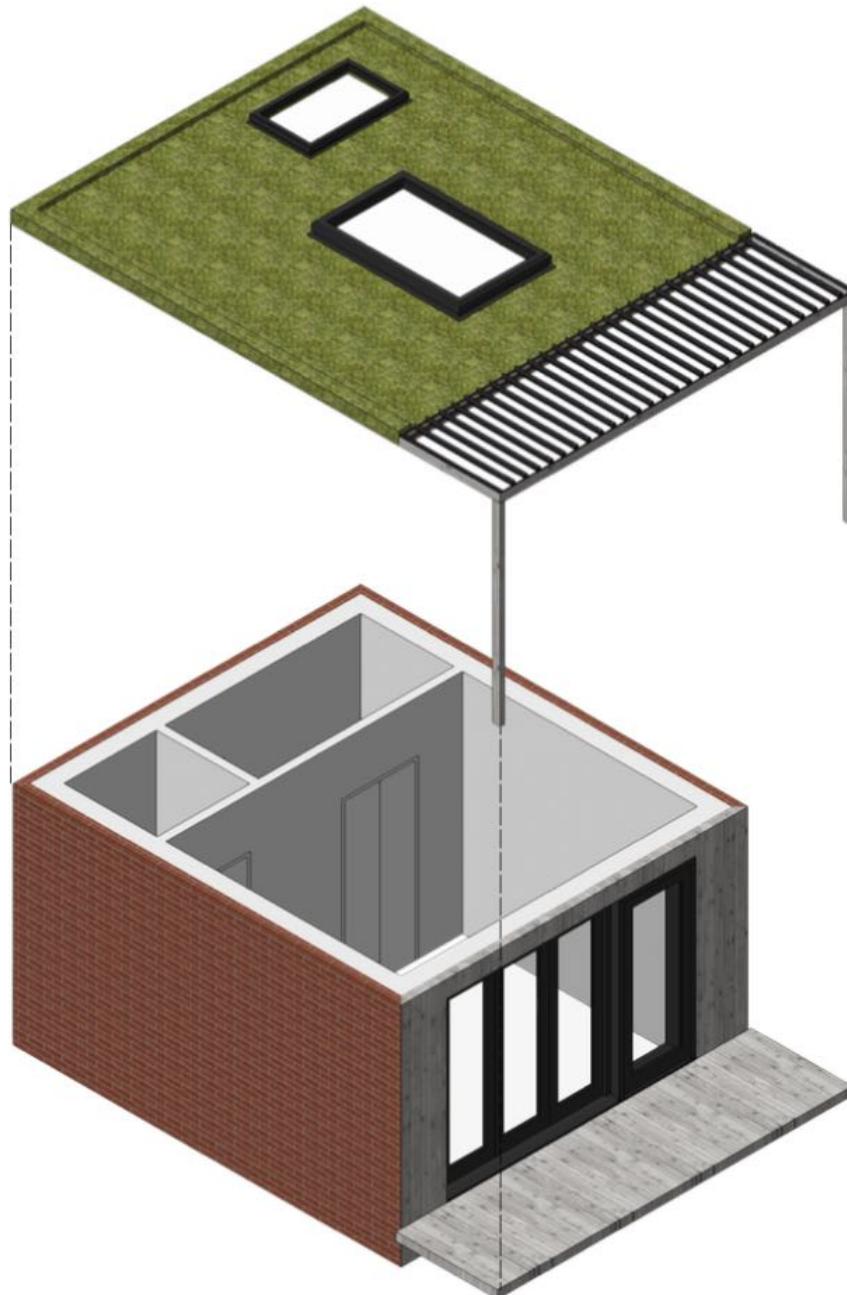


DESIGN & ACCESS STATEMENT - NEW OUTBUILDING TO THE REAR GARDEN

15 Green Lawns, Ruslip HA4 9SP



1.0 Introduction & Location

2.0 Existing site & Planning context

We seek planning consent to construct a new outbuilding in the rear garden. This would comprise of a study and a shower room

2.1 Planning context

The client wishes for a functional space in order to occupy the garden and make use of it.

2.2 Planning History

3.0 Concept Design

4.0 Design Development

4.1 Daylight/Sunlight

4.2 Massing model

4.3 Materials

5.0 Energy & Sustainability

6.0 Biodiversity

7.0 Access

8.0 Summary

9.0 Application drawings

1.0 Introduction & Location

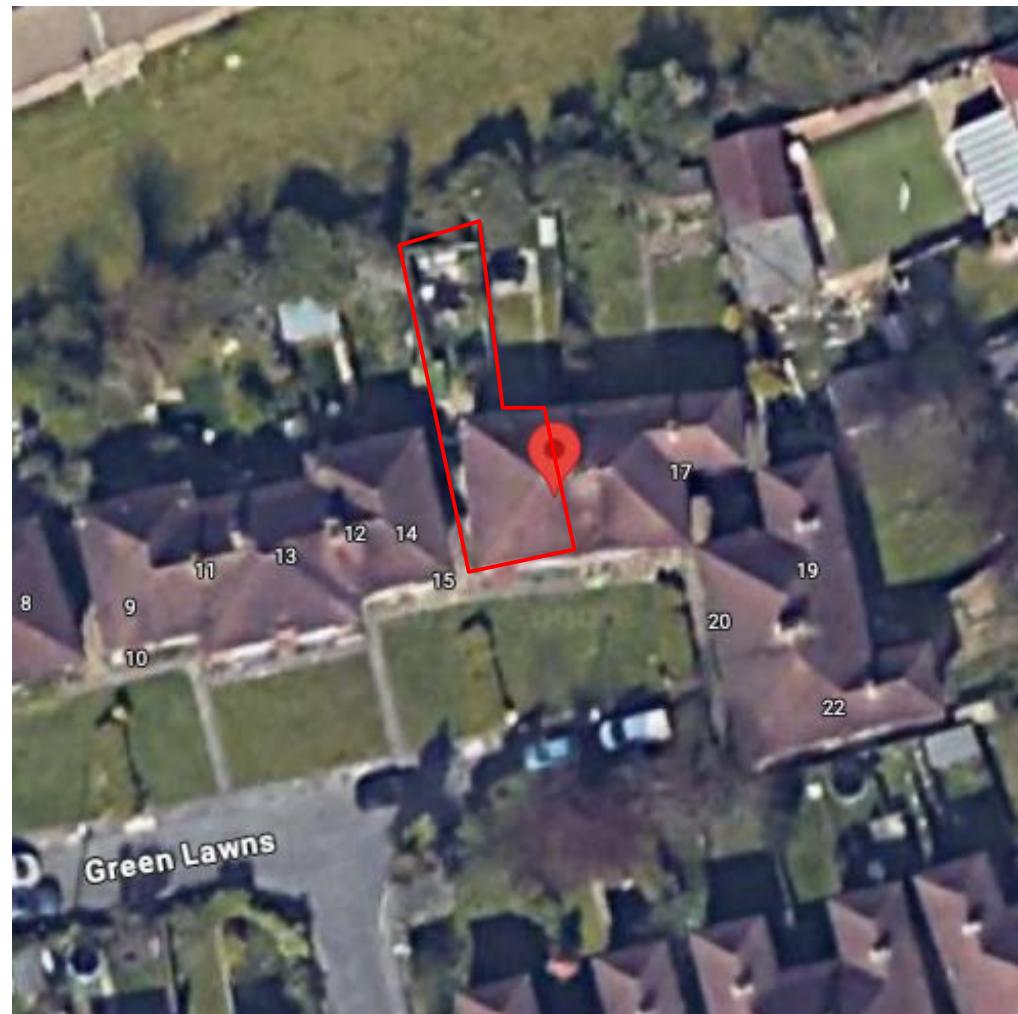
The site relates to a new outbuilding at the rear no.15 Green Lawns which is a two-storey semi-detached dwelling containing 4 units. The current use of the premises is a single dwelling unit. The units have separate private gardens, therefore overlooking is not a consideration

The surrounding area is predominantly residential dwellings, designed in a similar style throughout the development with differences in form and appearance.

Eastcote Underground Station and Cavendish recreation ground is a 6-minute walk away from the application site, providing good transport links into London and local amenity space.

The application site has never been extended and is therefore the original footprint.

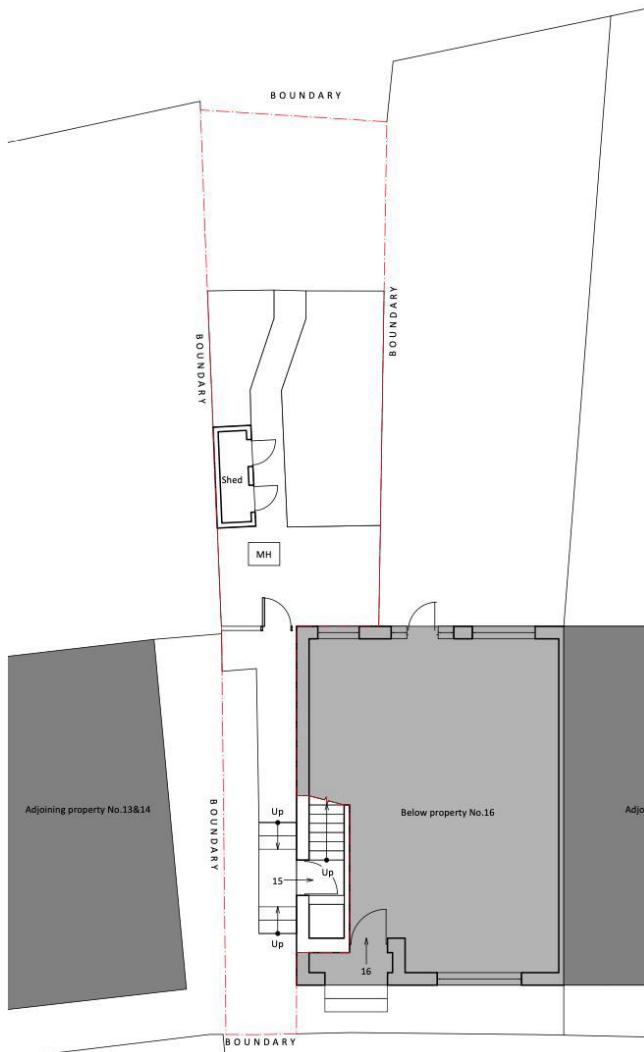
Existing survey drawings and photo sheets are enclosed with the planning application.



DESIGN & ACCESS STATEMENT - NEW OUTBUILDING TO THE REAR GARDEN

15 Green Lawns, Ruslip HA4 9SP

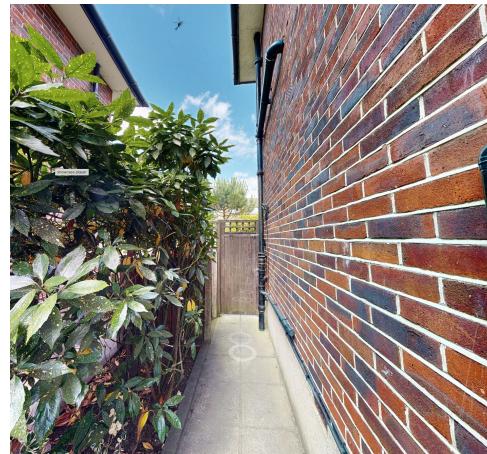
2.0 Existing Site & Planning Context



①



②



③

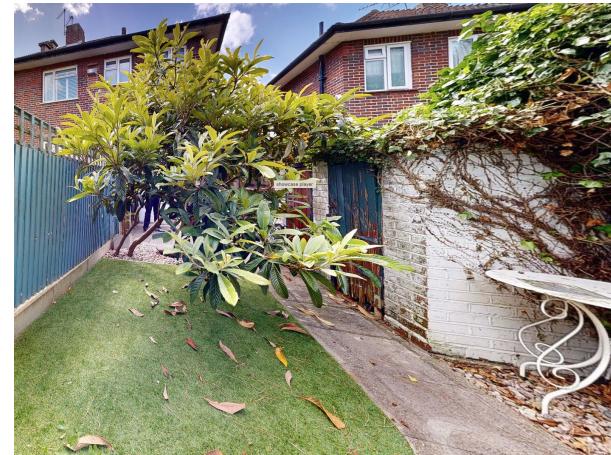
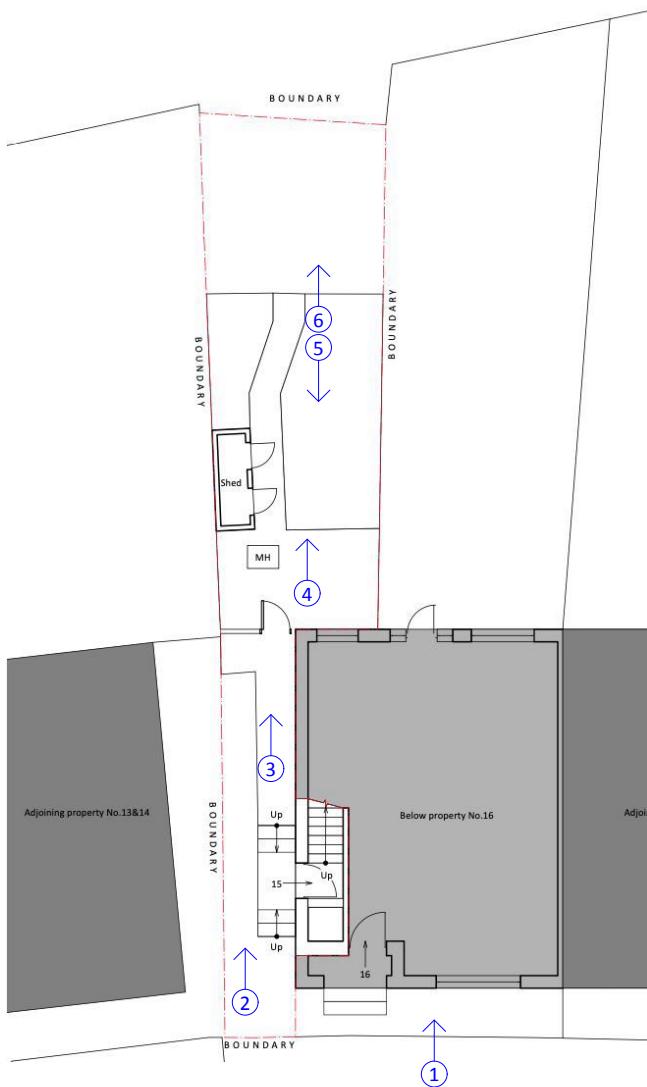


④

DESIGN & ACCESS STATEMENT - NEW OUTBUILDING TO THE REAR GARDEN

15 Green Lawns, Ruslip HA4 9SP

2.0 Existing Site & Planning Context



5



6

2.1 Planning Context

The following Local Plan policies are considered applicable:

- National Framework Policies 2021
- Development Management Policies January 2020 –
 - o 5-Historic and Built Environment
 - DMHB 18 – Private outdoor amenity spaces
 - o DMHD 2 - Outbuildings

2.2 Planning History

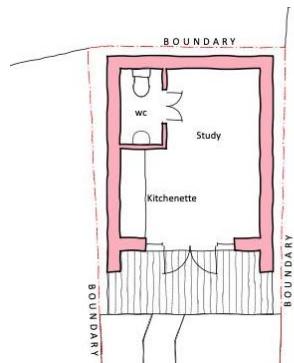
The existing property has never sought planning and therefore has no history

DESIGN & ACCESS STATEMENT - NEW OUTBUILDING TO THE REAR GARDEN

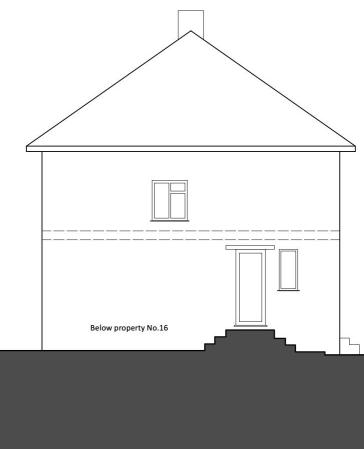
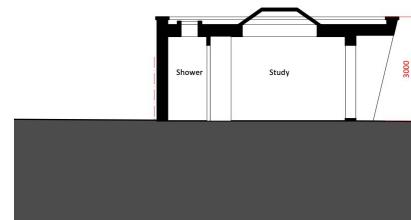
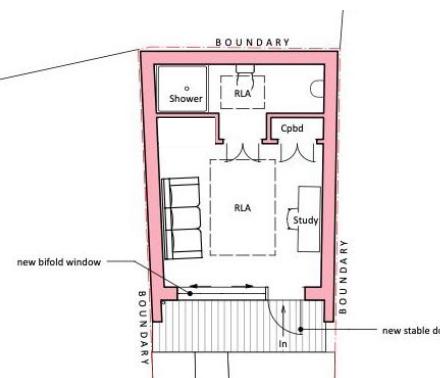
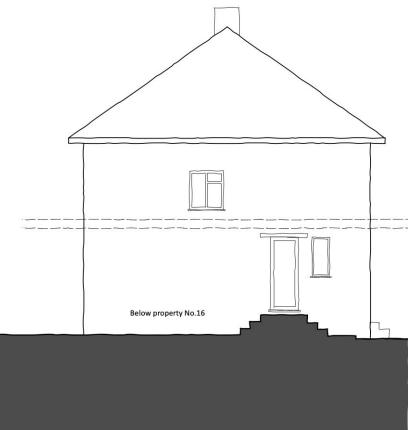
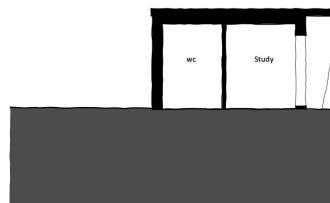
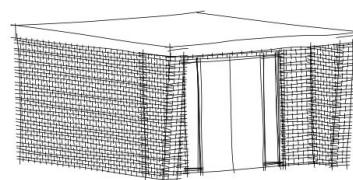
15 Green Lawns, Ruslip HA4 9SP

3.0 Concept Design continued

Our initial design approach was to provide an outbuilding externally using facing bricks



① Initial design



② Concept design to client requirement

4.0 Developed Design

The design developed by changing the front facade to composite cladding.

Introducing a brie soleil shelter above the decking area and a sedum green roof to the main structure.

To ensure the proposal doesn't overshadow any of the neighbouring properties the design gradually steps down and is lowered.

The flat roof lantern replaces the hipped roof lantern.

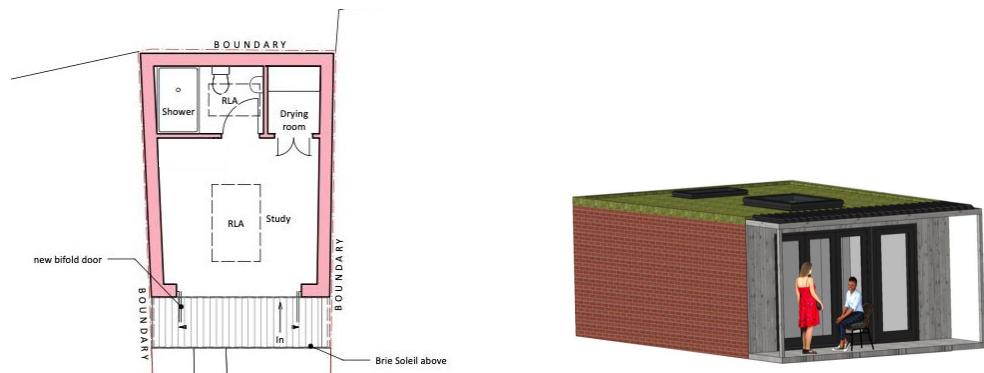
The pre-application advice: Outbuildings are accepted for single dwelling, however with flats the planning policy is more stringent.

The application site can be considered as a single dwelling as each unit has its own private garden area.

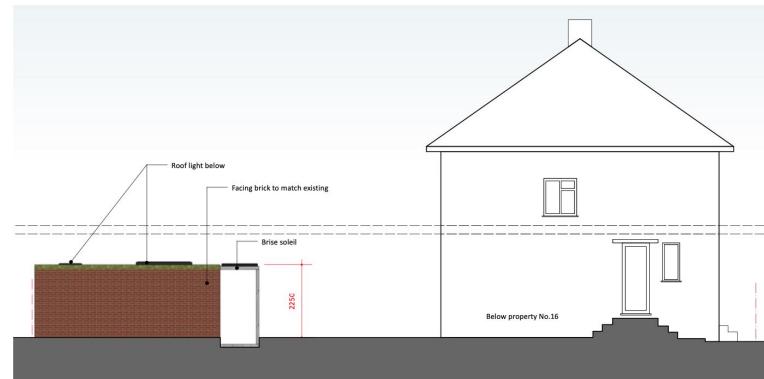
The size of the application scheme has been reduced compared to the pre-application scheme, it was at this point we chose to reduce the ground level in order to minimise the impact on the site and adjacent boundaries. The provision of sedum roof also helps to soften the form.

The design is not much higher than a 1.8m high timber fence.

Although pre-app was not encouraging the duty planned did state that it is unfortunate that the guidance isn't as relaxed for flats.



① Developed design



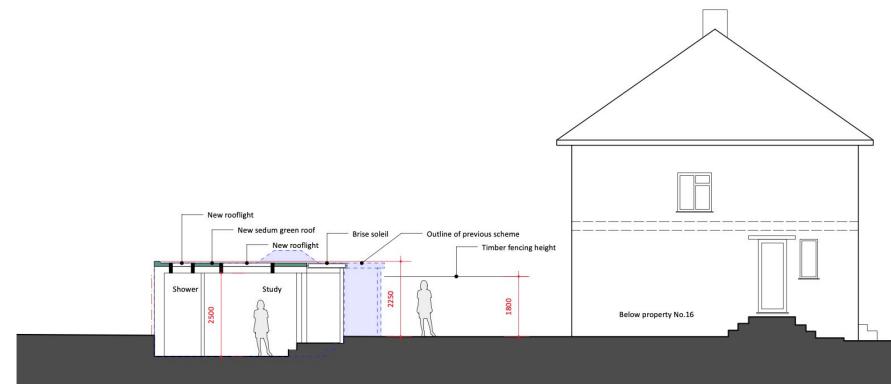
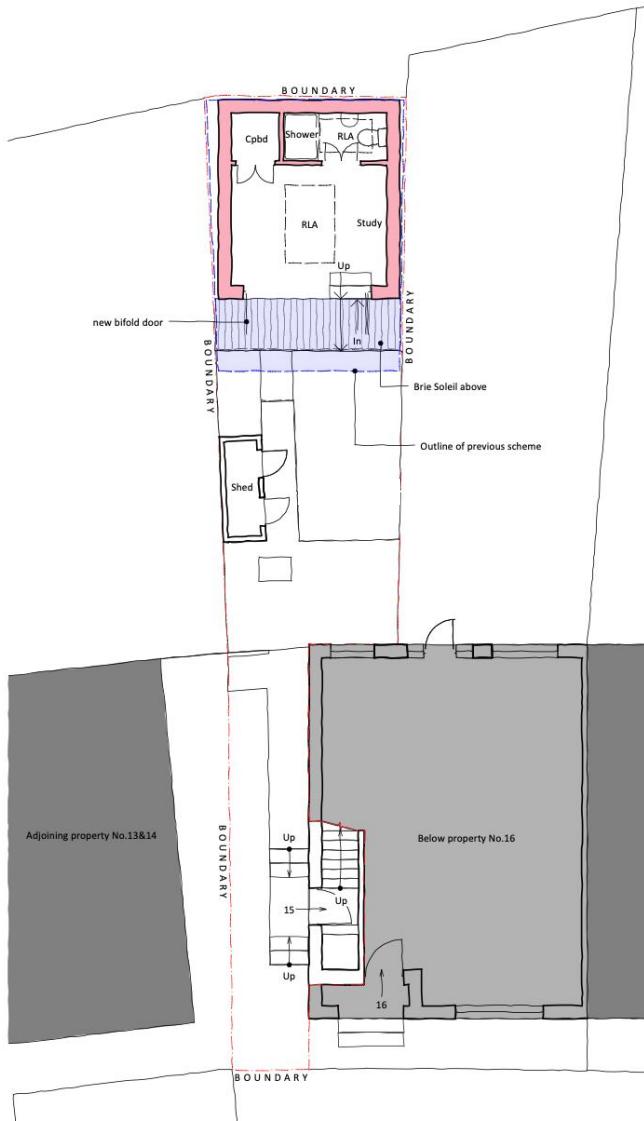
DESIGN & ACCESS STATEMENT - NEW OUTBUILDING TO THE REAR GARDEN

15 Green Lawns, Ruslip HA4 9SP

4.0 Developed Design continued

The design was amended after seeking pre-app advice.

The proposed outbuilding has been reduced by 30% of the original scheme.



② Amendment after pre-app advice

DESIGN & ACCESS STATEMENT - NEW OUTBUILDING TO THE REAR GARDEN

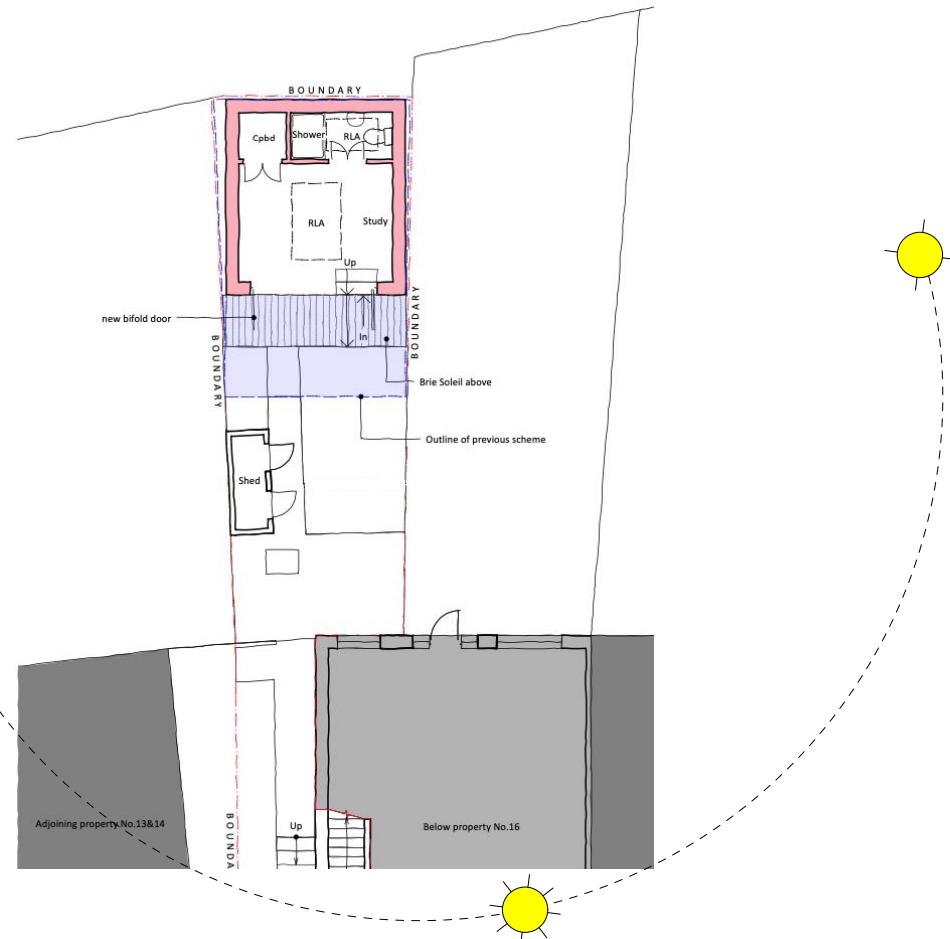
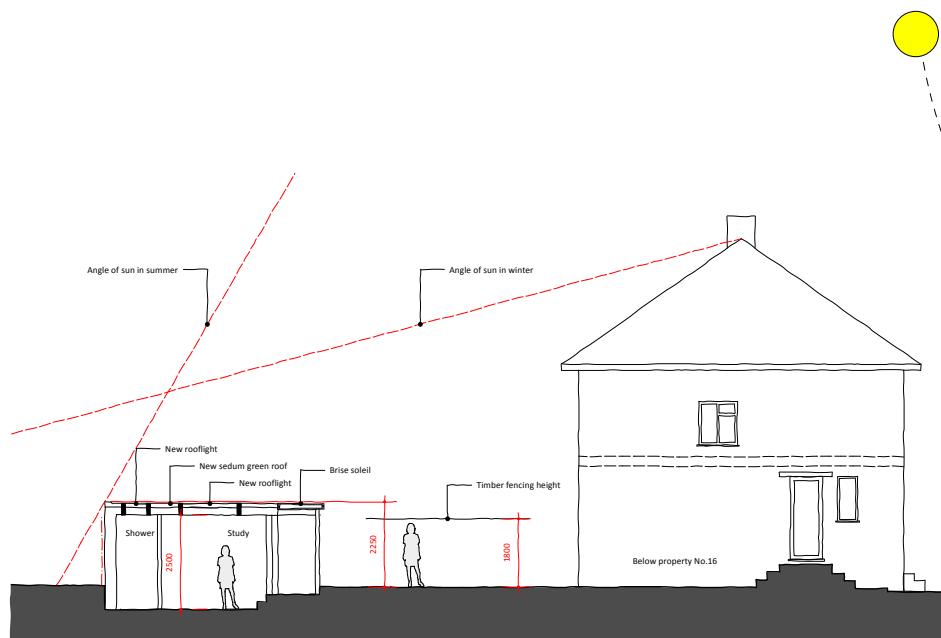
15 Green Lawns, Ruslip HA4 9SP

4.1 Daylight/Sunlight

The design does not overshadow nor cause loss of daylight to neighbouring properties.

The 60 degrees line indicates the proposed outbuilding will not cause over shading to neighbouring properties during the summer.

The 15 degrees line taken from the main house indicates the proposed outbuilding will not cause any over shading in the winter.



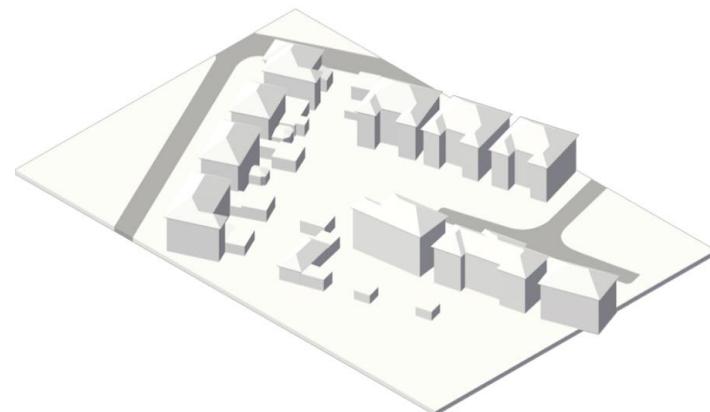
4.2 Massing Model

Our design process considered permitted development rights for outbuilding regarding the area and height

The minimum amenity space required for a two-bedroom unit is 25m². The existing garden area measures 54m².

Outbuildings to unit 13 and unit 18 exist on the current site.

Neighbouring properties around the site also have existing outbuildings.



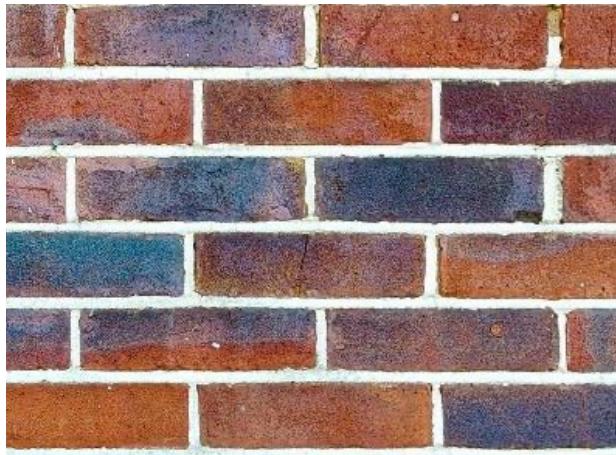
1. Existing massing model



2. Proposed massing model

DESIGN & ACCESS STATEMENT - NEW OUTBUILDING TO THE REAR GARDEN
15 Green Lawns, Ruslip HA4 9SP

4.3 Materials



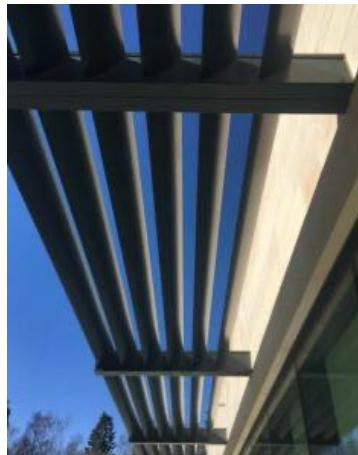
1. Mixed red brick to match existing



2. Composite cladding



3. Sedum green roof with pre-cast concrete coping



4. Brie soleil roof

5.0 Energy & Sustainability

Low impact in construction

Every effort will be made to reduce the impact of materials and products used in the construction.

Any surplus material that is produced on site will be carefully managed and segregated in skips for off-site recycling. The Site Manager will have overall responsibility to ensure that construction is carried out in accordance with best practice and with the aim of achieving as close to Zero Waste to Landfill as possible.

Materials and services will be sourced locally where possible with any timber sourced from sustainable managed forests. All insulation will be CFC and HCFC free, with water based paints used where possible, and any coating and preservative treatments factory applied wherever possible.

Water use

We will aim to reduce the overall consumption by using the following:

- Dual/low flush WC's
- Rainwater storage for garden irrigation
- Aerators and flow regulators on taps and showers
- Clear water meter display to drive awareness of water use run-off

Low energy in use

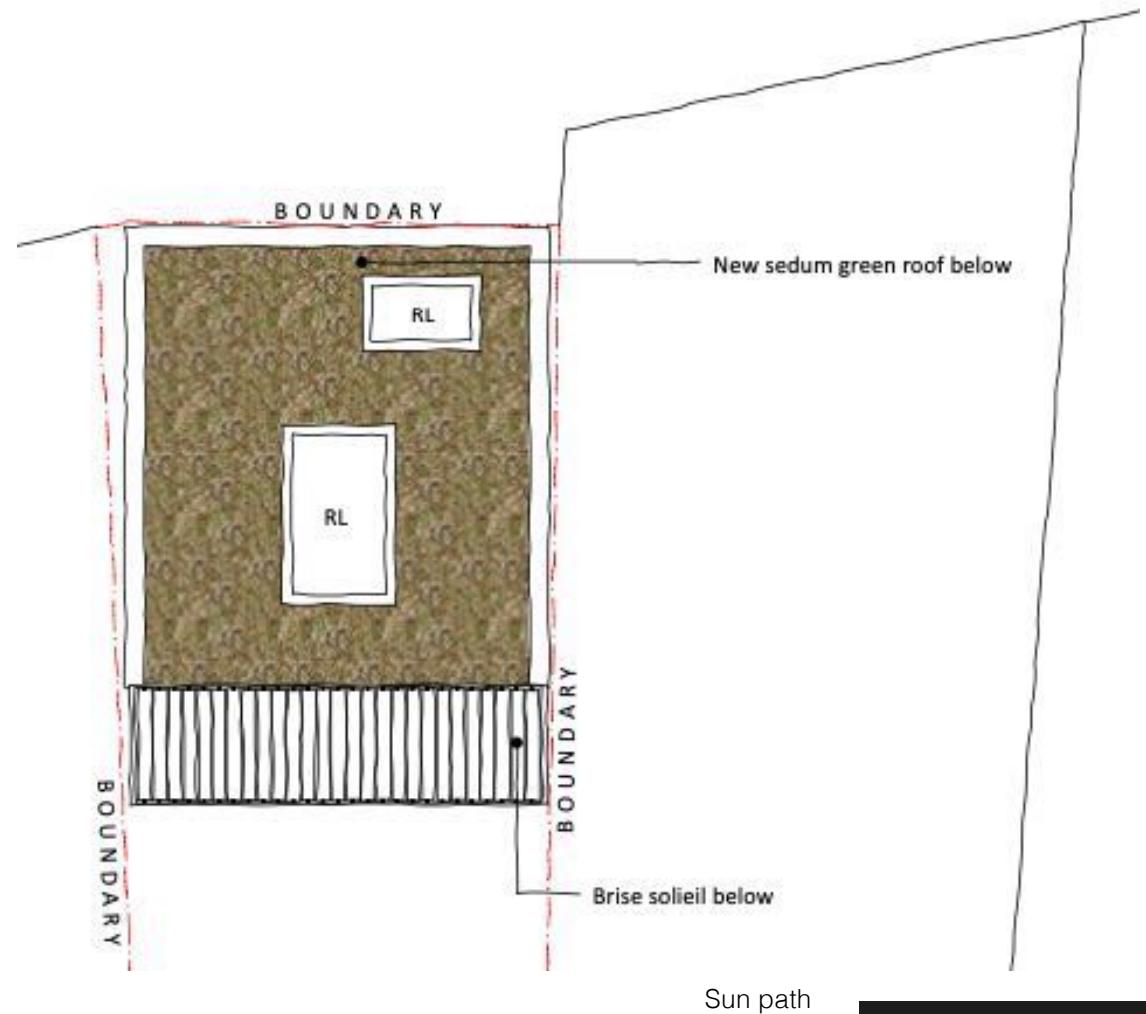
The buildings external envelope will be highly insulated and detailed to minimise air leakage.

DESIGN & ACCESS STATEMENT - NEW OUTBUILDING TO THE REAR GARDEN

15 Green Lawns, Ruslip HA4 9SP

6.0 Biodiversity

The proposed roof is a Sedum green roof and therefore provides a Biodiversity net gain



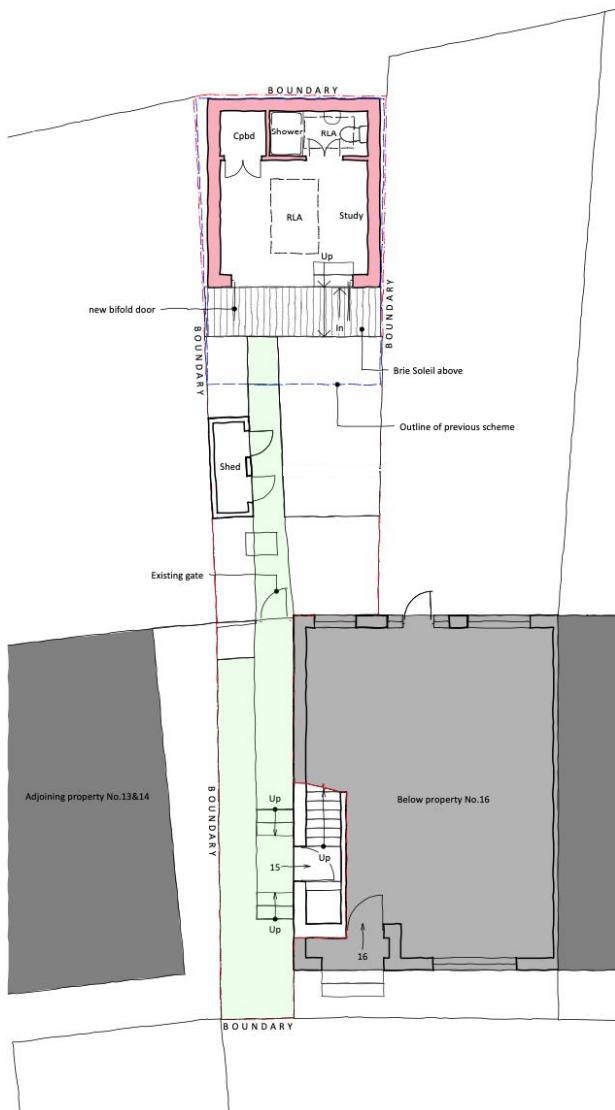
Sun path

DESIGN & ACCESS STATEMENT - NEW OUTBUILDING TO THE REAR GARDEN

15 Green Lawns, Ruslip HA4 9SP

7.0 Access

The access will be retained. Access to the outbuilding will be via the front of 15 Green Lawns, illustrated in green below.



8.0 Summary

The design provides an outbuilding with a sustainable design approach. The proposed Sedum green roof provides Biodiversity net gain

The initial design has been reduced by 30% and is 19m².

The ground level has also been lowered in order to minimise the impact on the site and adjacent boundaries.

Existing refuse arrangements will continue.

Subject to consent the scheme will be designed to comply with the latest edition of the Building Regulations.

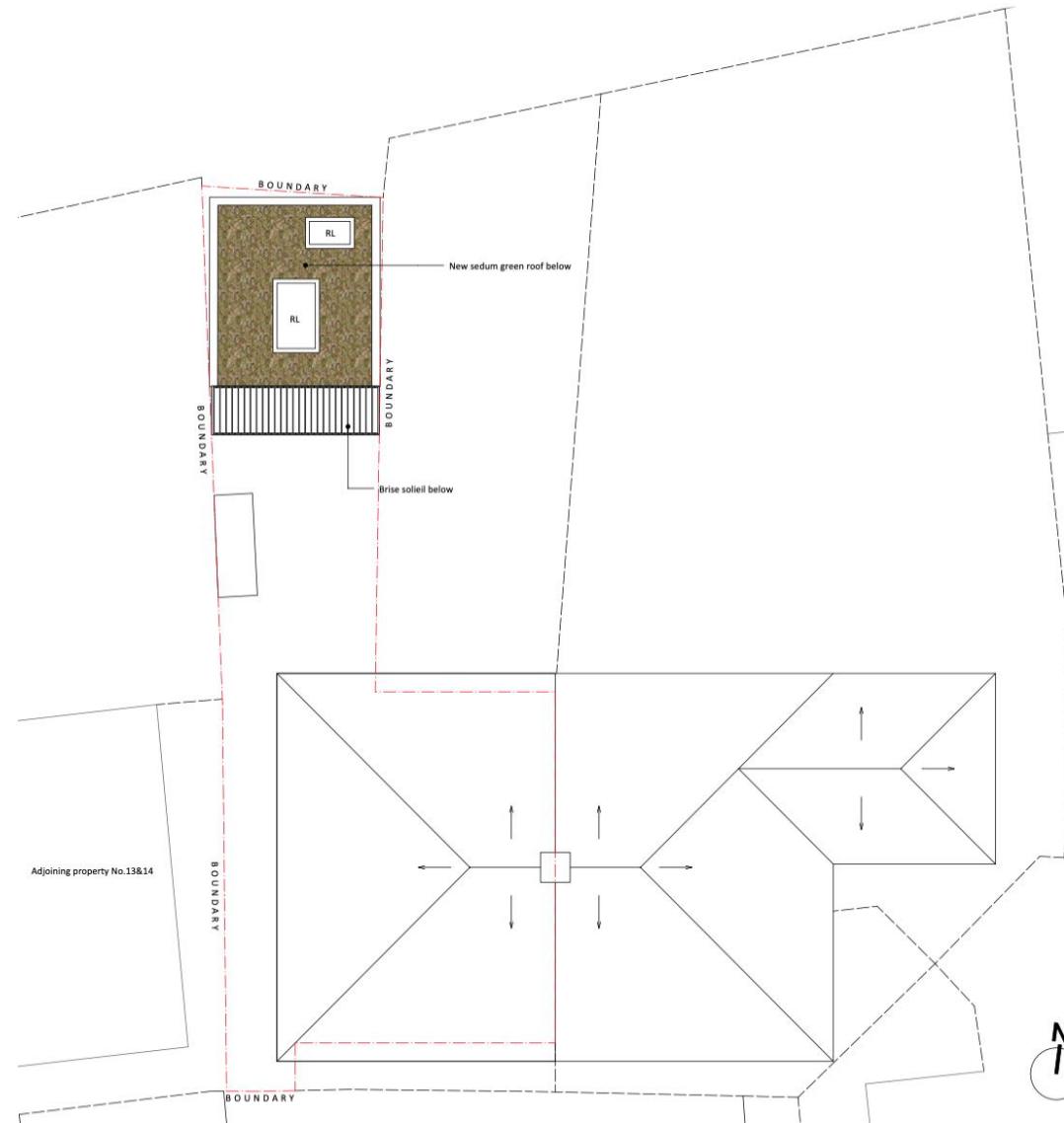
DESIGN & ACCESS STATEMENT - NEW OUTBUILDING TO THE REAR GARDEN
15 Green Lawns, Ruslip HA4 9SP

9.0 Application Drawings



DESIGN & ACCESS STATEMENT - NEW OUTBUILDING TO THE REAR GARDEN
15 Green Lawns, Ruslip HA4 9SP

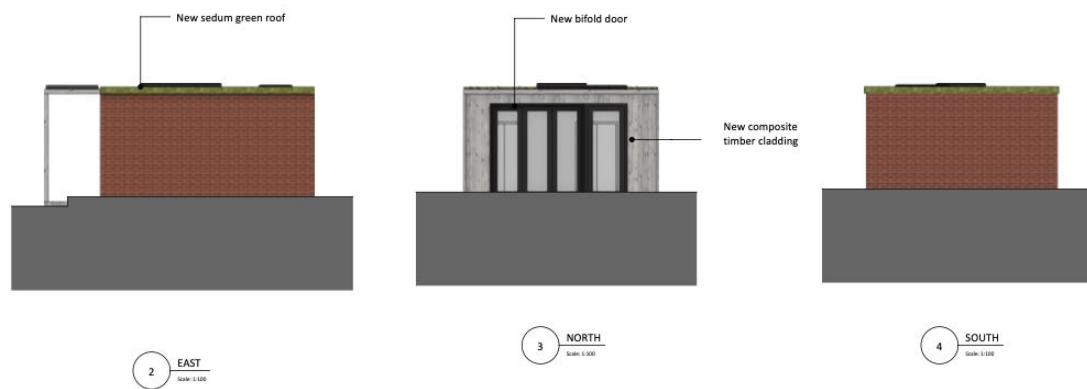
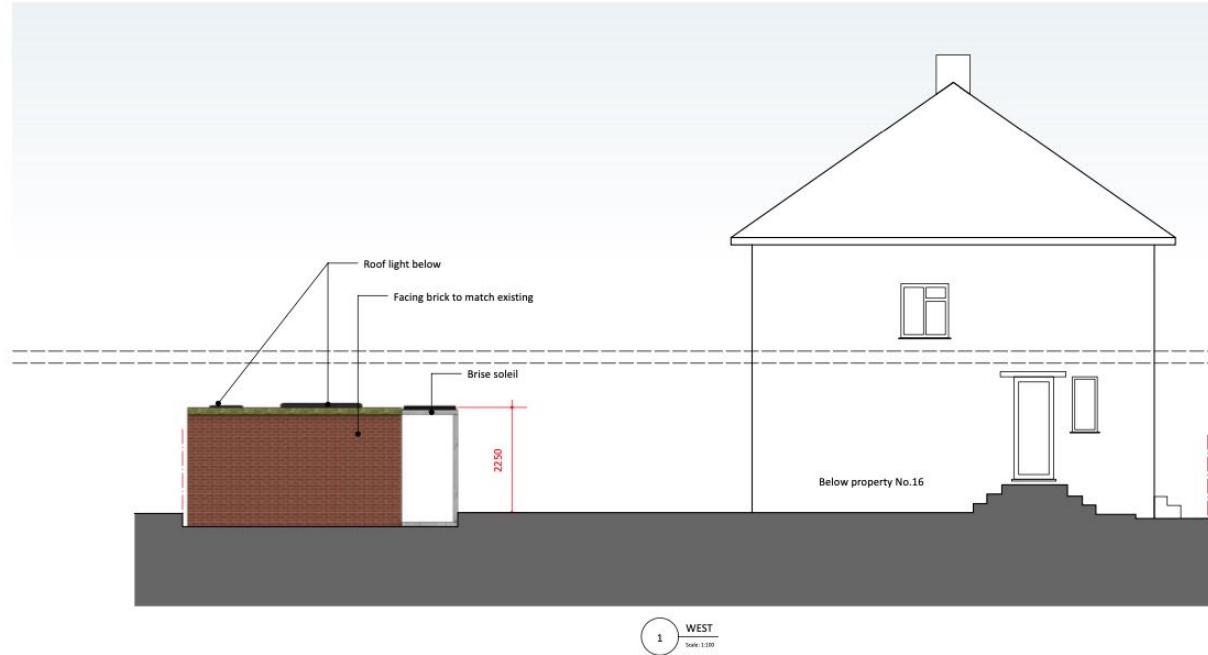
9.0 Application Drawings



DESIGN & ACCESS STATEMENT - NEW OUTBUILDING TO THE REAR GARDEN

15 Green Lawns, Ruslip HA4 9SP

9.0 Application Drawings



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15 Green Lawns, Ruslip HA4 9SP

9.0 Application Drawings

