DESIGN & ACCESS STATEMENT

Site Address: 22A, The Close, Pinner, HA5 1PH

Proposal: Erection of a detached timber outbuilding

Introduction: The applicant seeks to erect a timber garden building in the rear garden which will be used as a home office; the use of which will be incidental to enjoyment of the main dwelling house.

Designation Summary:

22A The Close is residential street in Pinner, Greater London, which is predominantly semi-detached properties, detached maisonettes and semi-detached maisonettes.

Responsibility for Planning Permission lies with London Borough of Hillingdon.

The property is within a pleasant location and the applicant has been mindful to respect the architectural nature of nearby properties with a stylish Evolve Garden room with its contemporary design.

Aerial view of site, proposed building in red

Effect of the proposal on the character & appearance of the area:

The new building will be located in the rear garden and will not be visible from the road.

The new building will not block any light, it will not impact any rights of way or access to this or any other properties.

Street scene

Front elevation of main property

Rear elevation of main house

Proposed build site and existing shed (rear garden)

Computer generated image of proposed garden room (not to scale)

Design of the building – Scale, Bulk, Design Approach:

Designed and manufactured in Suffolk, the building has a low-key design to blend in with its surroundings and will be thoroughly in keeping with the property and the area.

Range & Size: Evolve - 4.3m x 2.6m

Internal measurements 4259mm x 2633mm (11.21sq metres)
Ceiling height of 2085mm at the highest point

External measurements 4429mm x 2803mm
Roof height of 2478mm

Access to the building is via a simple set of Bi Fold doors.

Walls:	Elevated & insulated floor on 150mm joists with T&G flooring over. All timbers are stained and fully pressure treated. 15mm MDF substrate ceiling. 40mm - 45mm foil faced polyisocyanurate insulation is used throughout, with all external walls clad in external grade MDF with long-life wall coating. EXTERIOR COLOUR = Traditional Stone
Windows:	Anthracite Grey UPVC exterior with white interior windows throughout. Double glazed with low-e coating. 28mm sealed units, night vent, key operated window locks with multipoint locking. Friction stay hinges.
Doors:	Bi Fold doors. Anthracite Grey UPVC exterior with white interior. Double glazed with toughened glass 28mm sealed units. Multipoint Locking. Right leaf as master opening outwards.
Roof:	Contemporary hidden roofline with BLACK fascia. EDPM finish on heavy-duty OSB substrate with a front overhang of 415mm. Guttering fixed to rear with downpipes positioned to ground.

Computer generated image: *to specification but not to scale*

All SMART buildings are modular which means that they can be installed on site in a matter of just a few days, rather than weeks.

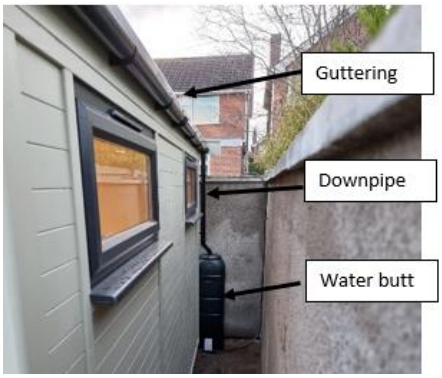
All SMART buildings can be deconstructed and moved and are therefore not considered as permanent structures.

Rainwater Mitigation

The garden room is going to be sited upon galvanised steel ground screws.

The top of the screws will be installed flush to the ground level as indicated in the image, and the garden building will therefore be sited above ground level.

The garden building will be installed with guttering to the rear with a downpipe, which will be fed into a water butt, as indicated in the image below.

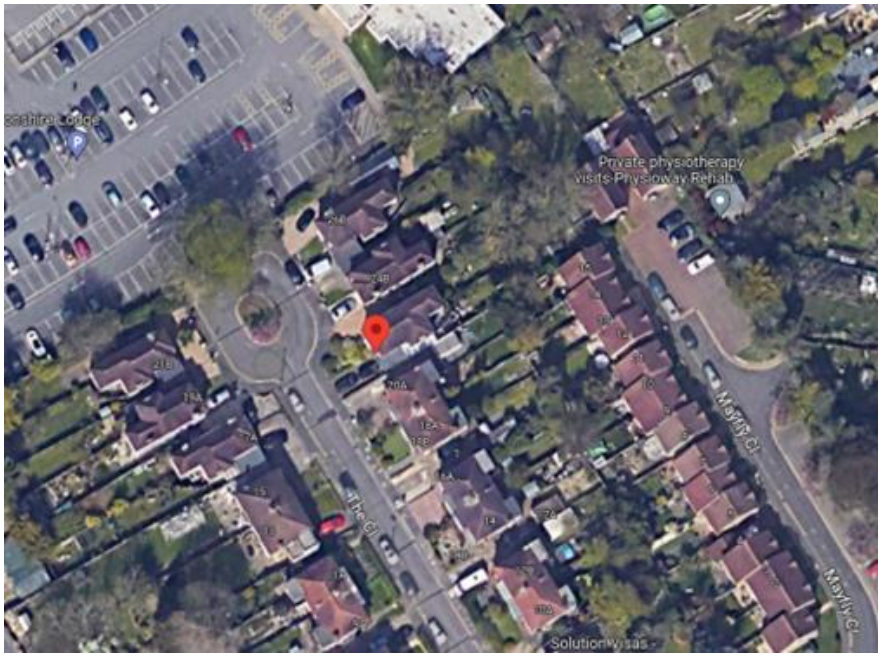


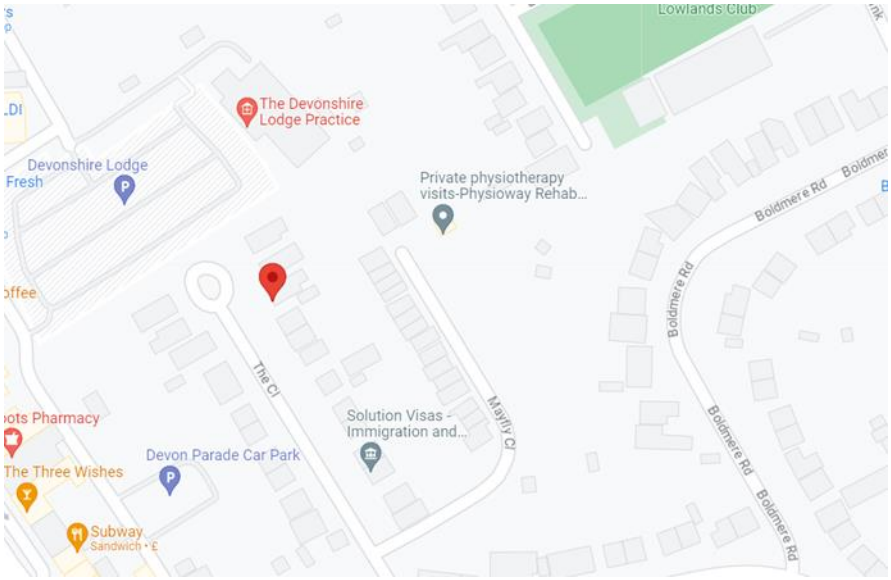
Therefore, the installation of this garden building should not cause any concerns in terms of rainwater dispersion.

Amenity of neighbouring occupiers:

The size, height and outlook of the structure prevent it giving rise to any residential amenity concerns in relation to privacy, overlooking or daylight and sunlight.

The rear garden is bordered by fencing on all sides. There is a property directly to the rear with a small overlooking side window.





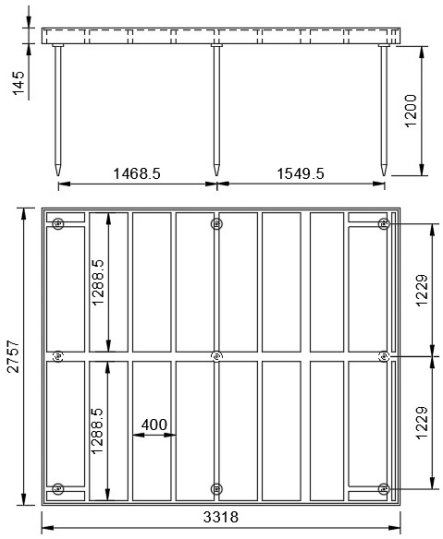
The neighbouring properties have a variety of different outbuildings in their rear gardens, varying in sizes, heights and designs.

The structure is therefore considered to be acceptable with regards to the amenity of neighbouring occupiers.

Effect on trees and landscape / Biodiversity:

The proposal of this small and well-designed ancillary garden structure has no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.

The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation, especially tree roots.



Ground screw cross section and plan:

Screws are placed at approx. 1.5m apart.

NB: This is for reference only and does not reflect the size of building in this application.

Conclusion:

The proposed garden room will be used as a garden office, allowing the applicant the flexibility to work from home as and when the need arises, independently to the main house.

The structure has been carefully designed to respect the character, form, scale, and materials of the property and surrounding area.

Due to its unique design, it will provide a visually stunning outbuilding available to the applicant for all year round.

It is therefore considered that the proposal will have no harmful effect on the character and appearance of the surrounding area.