DESIGN, ACCESS & SUSTAINABILITY STATEMENT

Site Address: 63 Victoria Avenue, Hillingdon, Middx, UB10 9AH

Proposal: Erection of a detached timber outbuilding.

Introduction:

The applicant seeks to erect a timber garden building in their garden which will be used as an office/leisure space; the use of which will be incidental to enjoyment of the main dwelling house.

Designation Summary:

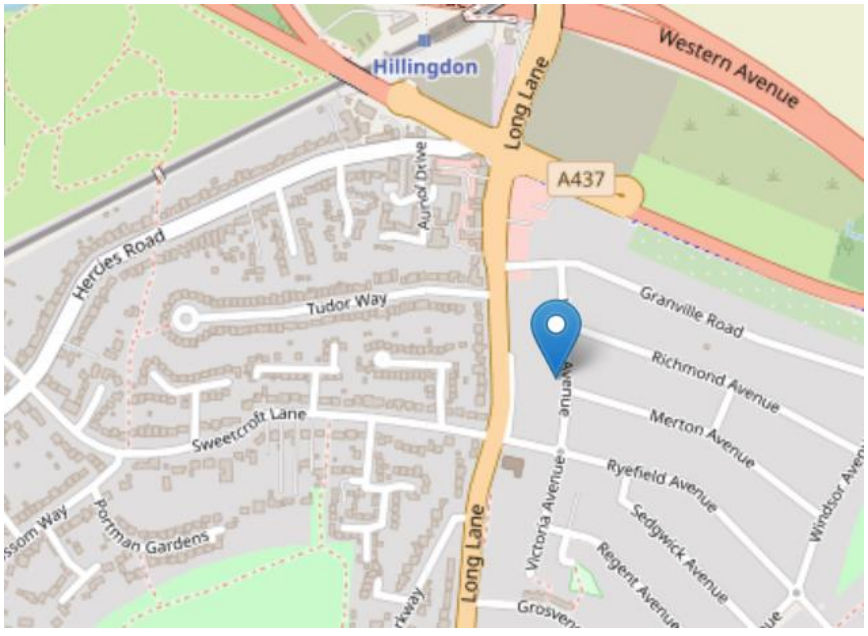
Victoria Avenue, UB10 9AH is a residential postcode in Hillingdon and it was first introduced in January 1980.

Hillingdon is in the London region of England and is within the Hillingdon East ward/electoral division, which is in the constituency of Uxbridge and South

The area containing Victoria Avenue, Hillingdon, Uxbridge consists predominantly of semi-detached housing,

Residential buildings were typically constructed between 1930 and 1949 and are typically terraced (including end-terrace) and semi-detached.

No 63, is a 5 bed, end of terrace property.



Victoria Avenue location map

Aerial view of site - no 63 is highlighted with the red pointer.

Aerial view of site, detailing site boundaries in red and the proposed site of garden room in blue.

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

The proposed garden building will be located in the rear garden and will be visible from the public footpath on Ryefield Avenue. It is not visible from Victoria Avenue.

The proposed garden building is a direct replacement for a dilapidated pre-cast concrete garage so will not block any further light and will not impact any rights of way or access to this or any other properties.

Street views from the property onto Victoria Avenue.

Street views from Ryefield Avenue.

Front of property from Victoria Avenue.

Side view of property as seen from Ryefield Avenue.

Proposed site at end of rear garden, replacing existing dilapidated pre-cast concrete garage.

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 traditional design to blend in with its surroundings and will be thoroughly in keeping with the property and the area.

Range & Size: Suffolk Barn 6.4m x 2.1m

Internal measurements: 6401mm x 2117mm (13.5sq metres)
Ceiling height of 2491mm at the highest point

External measurements 6671mm x 2387mm
Roof height of 2824mm

Access to the building is via 2 x single doors (one to the office area and one to the storage area).

Walls:	Elevated and insulated floor on 150mm joists with T&G flooring over. External walls are clad in external OSB covered with overlapping weatherboard. The chassis, framework timbers and all external panels are fully treated with a long-life wall coating. 15mm MDF substrate internal walls and ceiling with white silk finish. 40mm - 45mm foil faced insulation is used throughout all walls, ceiling & floor.
External Colour:	Black.
Windows:	BLACK 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:	2 x single doors. BLACK UPVC exterior with white interior. Double glazed with toughened glass 28mm sealed units. Multipoint Locking.
Roof:	Dual pitch roofline coated in bitumen shingle tiles. Guttering fixed to front and rear with a downpipe positioned to ground.

Computer generated image (to specification but not to scale)

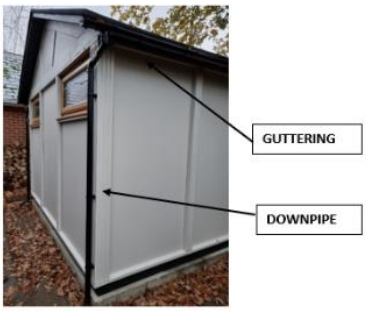
Previously installed examples of BLACK SMART SUFFOLK BARNS - *for reference only as they do not reflect the size, or lay out of the building in this application:*

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.

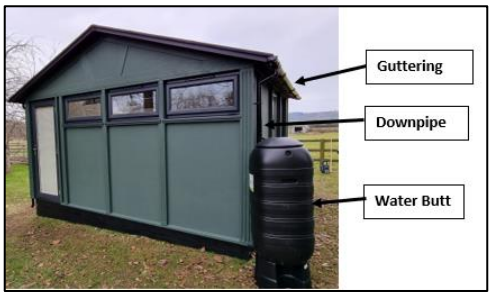
All SMART buildings can be deconstructed and moved and are therefore not considered as permanent structures.

Rainwater Mitigation:

The proposed garden building will be installed with guttering to the front and rear overhangs with down pipes to the ground, as indicated in the image below:



If it is the council's preference, the customer can install a water butt or a soakaway under the ground post installation, see image below:



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

It is also important to note that the property is not located within a flood risk zone and is not located within close proximity of a watercourse (i.e. river, stream or beck).

Amenity of neighbouring occupiers:

The size, height and outlook of the structure should prevent it giving rise to any residential amenity concerns in relation to privacy, overlooking or daylight and sunlight as this proposed garden building is a direct replacement for a large, dilapidated pre-cast concrete garage.

The rear garden area is enclosed by fencing on all sides.

The applicant would like it noted that all other outbuildings and sheds have now been removed and this proposed building will be the only one in the rear garden.

Many of the neighbouring properties have installed outbuildings in their gardens, of different sizes, heights and designs.

The small timber building will weather down naturally and blend seamlessly into its surroundings. The structure should therefore be considered to be acceptable with regards to the amenity of neighbouring occupiers.

Effect on trees and landscape / Biodiversity:

It is expected that the proposal of this small and well-designed ancillary garden structure will have minimal impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.

It is expected that this proposed building will be installed on the existing concrete base which the existing garage is sited on.

The building will have both electrical and data (fibre optic) connections and there is dedicated ductwork already installed in the garden to provide these from the main house.

We are therefore confident that the base will therefore have no harmful impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.

Biodiversity Enhancements:

If required, the applicant is not averse to carrying out some Biodiversity Enhancements as part of this proposed development, such as a bird box, a bat box or through the planting of pollinator plants.

Sustainable Design and Construction Statement

Statement Overview

This statement is created to address any relevant sustainable design standards, construction and operation of the development.

We think it is important to re-iterate that the development in question is a small timber garden room, that is not a permanent structure, and has a footprint of less than 15sqm.

It will be used incidentally to the main property as an office and storage space providing the applicant with a dedicated work space, separate to the main home, promoting good health and wellbeing for the applicant.

It therefore cannot be considered a major development, a minor new build development or even a larger minor extension.

Design

Designed and manufactured in Suffolk, the proposed timber garden room has an elevated & insulated floor on 150mm joists with T&G flooring over.

40mm of insulation is used throughout (walls, floor and ceiling) to ensure optimal temperature control and energy saving.

All external walls are clad in traditional weatherboards which will provide a natural looking and attractive building.

Timber is naturally renewable and has the lowest embodied carbon (the carbon created in construction) of any building material. It's visually appealing, readily available from sustainable and ethical sources and is structurally robust.

All doors and windows used are double glazed UPVC. UPVC has greater insulating properties than wood and timber, making them environmentally friendlier.

UPVC windows are specifically designed to reduce heat loss and prevent drafts, with the air trapped between the two glass panels in UPVC double-glazed windows crucial for adding an extra layer of insulation.

Being engineered in plastic makes recycling straightforward. UPVC's high strength-to-weight ratio is made possible using a lightweight thermoplastic polymer structure, which can be melted down, reformed, and reused up to 10 times before it needs to be thrown out for good.

The applicant has been very mindful of the location and the surrounding area and has chosen a timber garden room, that has the aesthetics to enhance the area and not detract from it.

We therefore feel that our design and the materials we use make the best use of the sustainable materials available.

All of our garden rooms are not required to meet Building Regulations so do not need to meet those addition standards.

Construction

All SMART Garden Rooms are modular, which means that 90% of the construction work has already taken place in our own factory before it even arrives on site.

All of the components are taken to site by truck (usually a sprinter type van) and then all the components are manually unloaded ready to build the garden room.

The lightweight building is constructed panel by panel, component by component, meaning that the installation can usually be completed within a matter of days rather than weeks, and there will be no continued impact to the groundwork, root structure and surrounding area.

Due to our unique TuSC construction system, only basic hand tools are required to complete the build and no large machinery or diggers will be used in the construction of the timber garden room.

TuSC™ stands for Torsional Socketed Chassis and was developed in-house at SMART®, so is unique to (and protected) by us. Fundamental to the design of all SMART® buildings, TuSC™ allows us to manufacture all components here in our own factory and then simply assemble them on site, all within a matter of days.

Fire Strategy Statement

This small, moveable timber building, being less than 15sqm, under 4m high and not being used for residential purposes, meets permitted development and is not required to meet Building Regulations.

The proposed building will be used as a work and storage space with a single door entrance to both the office and storage area, with a treble opening window for escape.

There are therefore no fire regulations that are needed to be met on this proposed development.

Air Quality

Air pollution is generally caused on sites by the use of plant and vehicles.

Construction sites can generate high levels of dust (typically from concrete, cement, wood, stone, silica) and this can carry for large distances over a long period of time.

Machinery can also generate noise and gases such as NOx or CO.

SMART timber garden rooms are modular, meaning that 90% of the construction work has already taken place in our own factory.

All of the components are taken to site by one of our fleet of trucks and then all the components are manually unloaded ready to build the garden room.

Due to our unique TuSC construction system, only basic hand tools are required to complete the build and no heavy plant or machinery is required.

TuSC™ stands for Torsional Socketed Chassis and was developed in-house at SMART®, so is unique to (and protected) by us. Fundamental to the design of all SMART® buildings, TuSC™ allows us to manufacture all components here in our own factory and then simply assemble them on site, all within a matter of days.

We do not consider that our installation method should cause any concerns regarding air quality.

Responsible Company

As a manufacturer of timber garden rooms, we understand the importance of replenishing what we use and as such we have pledged to help combat climate change.

Our mission to help prevent climate change:

As a supplier of timber garden rooms, we pledge to replace the wood that we use in our buildings by planting 6 new trees every time we sell a building.

Working with tree-nation, we have set up our very own forest and for every order we process, we pledge to offset each customer's carbon footprint for the year.

Conclusion

As a responsible manufacturer, we believe that our design, product and installation methods meet required sustainability standards.

As this is a small, moveable, timber garden room made of sustainable materials, constructed in a sustainable way, that this should not cause any concerns to the planning authority.

The proposed garden room will provide a dedicated workspace and storage space in the garden of the property providing additional useable space, independently to the main house. The applicant requires a dedicated space, away from everyday family life where he can work and relax without distractions or disruptions.

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

Due to its unique design, it will provide a visually stunning outbuilding available to the applicant for all year round. A considerably more attractive building to the existing dilapidated garage.

The applicant has recently sought advise from the council planning officer, who expressed concerns that the property contained a number of outbuildings/sheds/structures and that they would like to see these consolidated. The applicant would therefore like to confirm that all other outbuildings have been removed from the property and that this application will replace the current garage with a far more impressively visual structure, and a smaller footprint.

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