

Design and Access Statement

This Design and Access Statement is prepared and submitted in support of a householder application for the erection of a garden studio at Flat 1, 29 Milton Road, N6 5QD.

This Design and Access Statement is submitted in accordance with requirements for planning applications within Conservation Areas and is prepared with respect to the following guidance:

Haringey Council Design and Access Statements

The Design Process

The proposed garden studio has been designed to:

- Meet the challenges of sustainability and changing needs of the applicant;
- Enhance provision for wildlife and encourage biodiversity within an urban garden
- Reflect the natural, wooded characteristics of the existing and neighbouring gardens.

Amount

The garden studio will provide 15m square metres of internal space.

Use

The garden studio will be used as a home office. It will not be used for overnight accommodation. The garden studio will be served by an electricity supply (for home office equipment, lighting, and heating), broadband but no water.

Layout

The garden studio will be located at the west rear corner of the existing garden. It will be situated 0.5 m from the rear boundary and 0.5 m from the northern boundary. The garden studio will be orientated from west to east with entrance provided by patio doors in the eastern facade. In this way the garden studio will be orientated towards the rear of the existing building.

Scale

The garden studio will have a maximum height of 2.5 m. The external dimensions are 5m x 3m (with a 380mm overhang on the roof) and the internal dimensions are 3.8m x 2.4m.

Appearance

The garden studio will be of timber construction. It will be clad in vertical external quality timber tung and groove cladding. The timber cladding will be painted a dark colour such as green or black.

Commented [MD1]: Do you know the colour?

Commented [FJ2R1]: No, but it will be something that does not draw attentions to the shed

A hardwood timber framed double patio door will be centrally located on the eastern facade. Both the patio door and small window will be single glazed, with appropriate security standard locks and fittings.

The garden studio will be constructed with a 'green' felt roof. The roof will be monopitch and will drain to the rear.

Foundation

The level of the rear of the garden may need to be reduced by up to 150mm – leaving all soil in garden under the frame. This will be done by hand.

Pile foundations

Pressure treated, rot resistant, timber frame will be used- all timber to be 150mm x 50mm bearers with plastic posts set into 450mm of concrete.

The positioning of the piles can be adjusted to avoid any injury to tree roots.

The work will not require any heavy machinery as the holes would be hand dug to avoid any damage to roots while maintaining a depth (up to 450mm) which will provide stability to the structure.

While not clearly stated, we do not want to cause any damage to the any trees in the surround area.

Landscaping

The erection of the garden studio will be complemented by landscaping within the existing garden to provide more flower beds.

Access

Access to the garden studio will be from Flat 1 29 Milton Road. Access to the existing garden of Flat 1 29 Milton Road is only available through the rear doors of the flat. Therefore, the garden studio will only have private residential pedestrian access. The garden studio will be located to ensure sufficient maintenance access to the rear and sides.

Security

The garden studio will be surrounded on three sides by secure well maintained garden fencing and on the fourth side by the building which is 29 Milton Road. In addition, the garden studio is designed to be secure in construction, with external quality doors and windows, single glazed with locking mechanisms. In addition, an outside automatic security light will be provided.

Commented [MD3]: Existing?

Commented [FJ4R3]: Yes

Commented [MD5]: Will that be an automatic light?

Commented [FJ6R5]: Yes

Commented [MD7]: Maybe add a short summary:

Summary

The garden studio has been designed to respect and be in keeping with its location in a Conservation Area. Its design, scale and construction is sympathetic to its context.

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