

14 Greenham Road, London N10 1LP

Design and Access Statement

Contents

Introduction, Site Plan and Brief - 02

Site and Context Photos - 03

Precedent, Materiality, and Proposed Quality - 04

Contextual Study and Massing Response - Existing and Proposed Plan - 05

Contextual Study and Massing Response - Existing and Proposed Elevation and Boundary Elevations - 06

Contextual Study and Massing Response - Existing and Proposed Site Sections - 07

Proposal Description Summary - Massing, Materiality, Neighbouring Amenity and Conclusions - 08

14 Greenham Road

Introduction, Site Plan and Brief

Introduction

This document supports the planning application seeking the erection of a proposed outbuilding garden room in the rear garden of no. 14 Greenham Road.

The outbuilding garden room is to be used as an artists studio, incidental to the enjoyment of the dwelling house and the building does not contain any primary residential elements.

Site Context

There are no site specific statutory designations.

The Environment Agency's latest flood datasets show there is no identified risk of flooding.

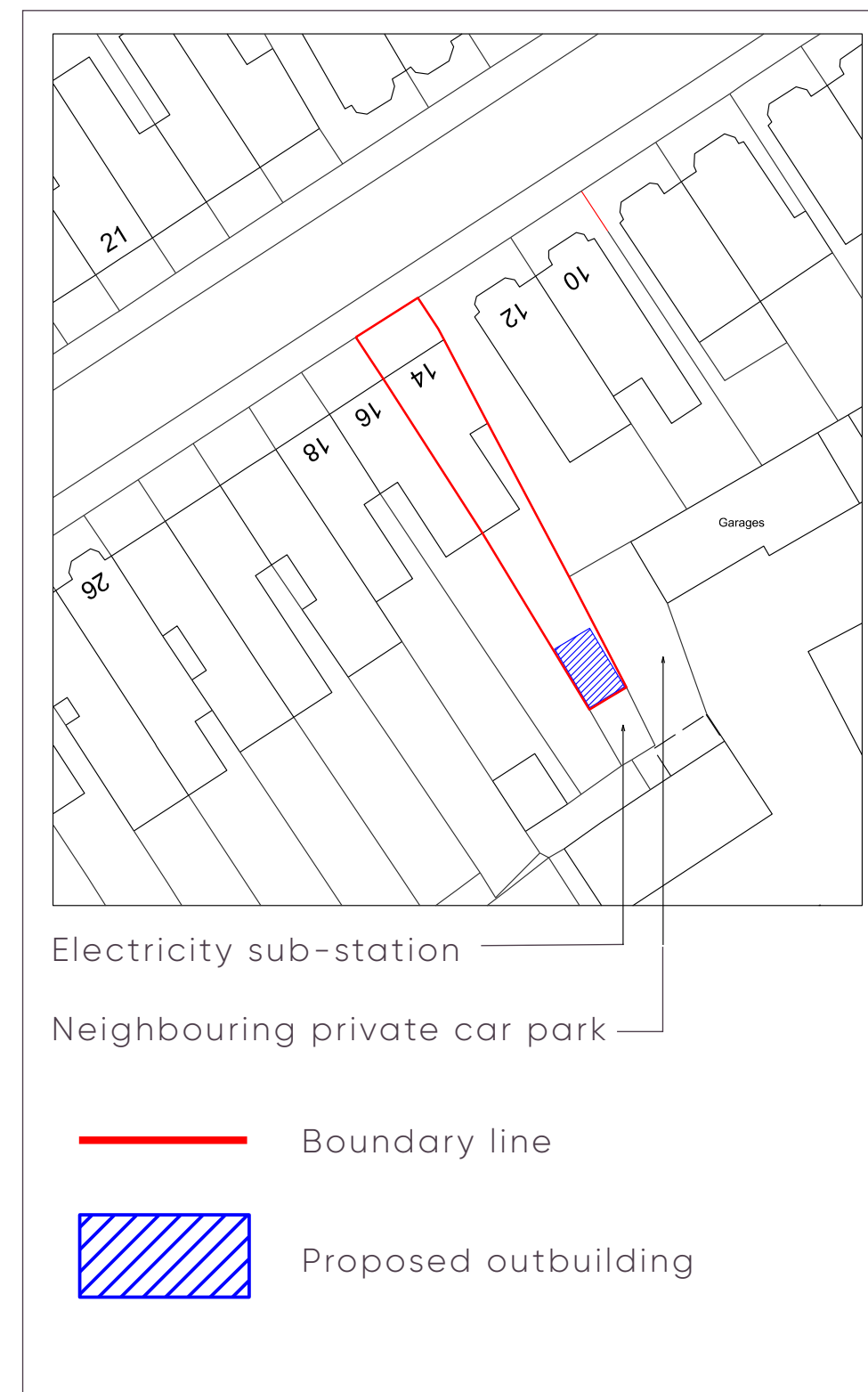
Greenham Road is a residential street of terraced houses and no. 14 Greenham Road is an end-of-terrace house.

The proposed outbuilding position to the rear of the garden is bordered on three sides by:

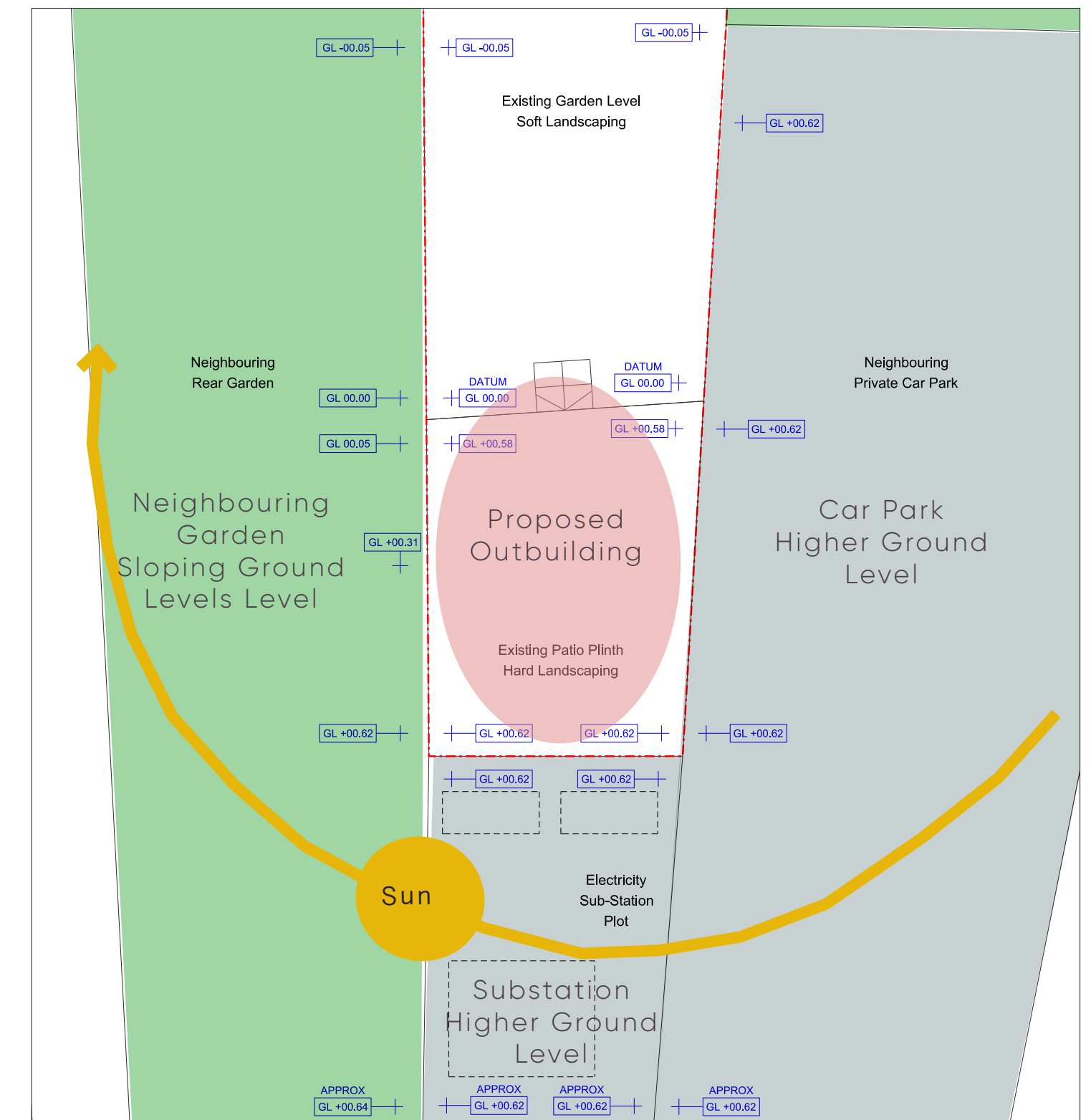
- Neighbouring garden of no. 16 Greenham Road to the east.
- An electricity sub-station to the south.
- A car park associated with the garages west.

The ground levels of the garden vary with natural ground level rising to the west and the south. Ground levels to the neighbouring south sub-station and west car park are more than 600mm higher than the level of the existing rear garden lawn on the site.

The proposed outbuilding is positioned in place of an existing raised patio at the far end of the garden.



Block Plan



Site Plan - Context Analysis / Brief Overlay

14 Greenham Road

Site and Context Photos



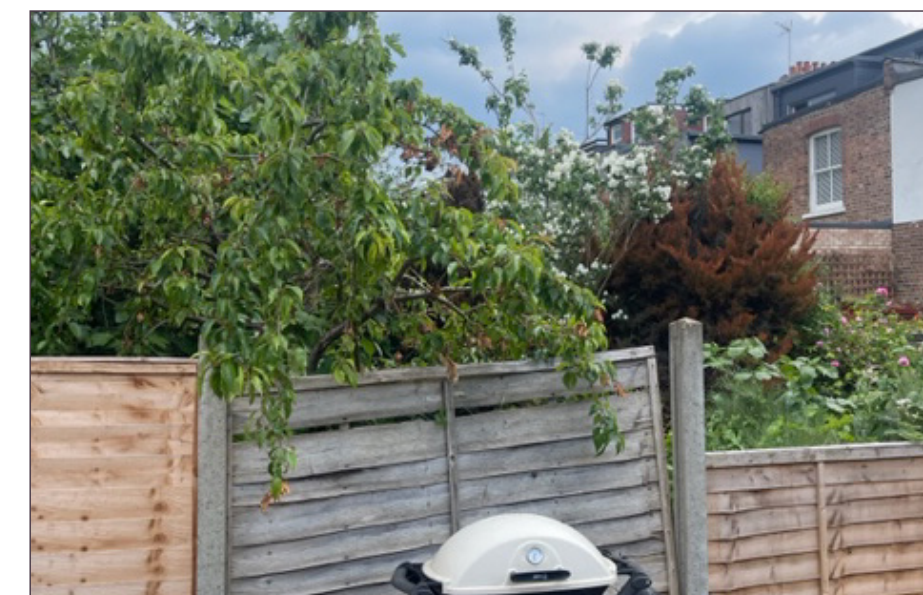
Existing Rear Garden Photos



Neighbouring Car Park (over fence)



Neighbouring Sub-Station (over fence)



Neighbouring Garden no. 16 (over fence)

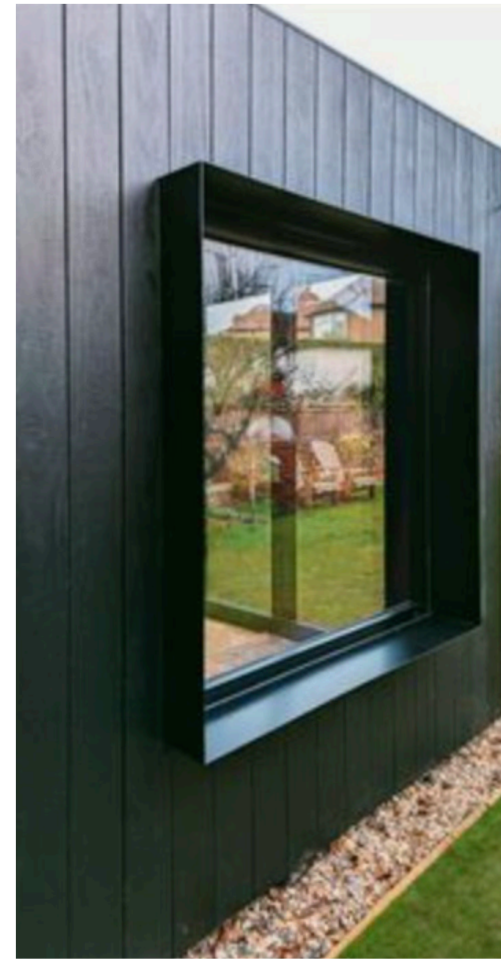
14 Greenham Road

Precedent, Materiality, and Proposed Quality



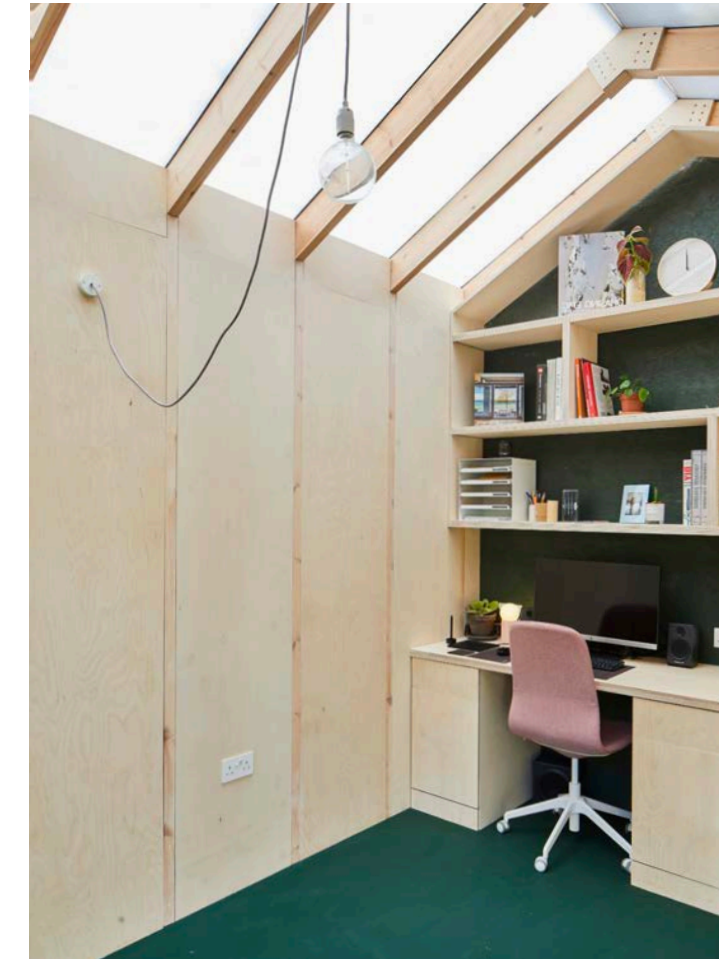
Form and Materiality Precedent

Asymmetrical roof, blackened timber vertical cladding.



Detailing Precedent

Metal detailing, metal window reveals, metal capping, blackened timber cladding, expressed window surround, hidden gutter detail. High quality detailing.



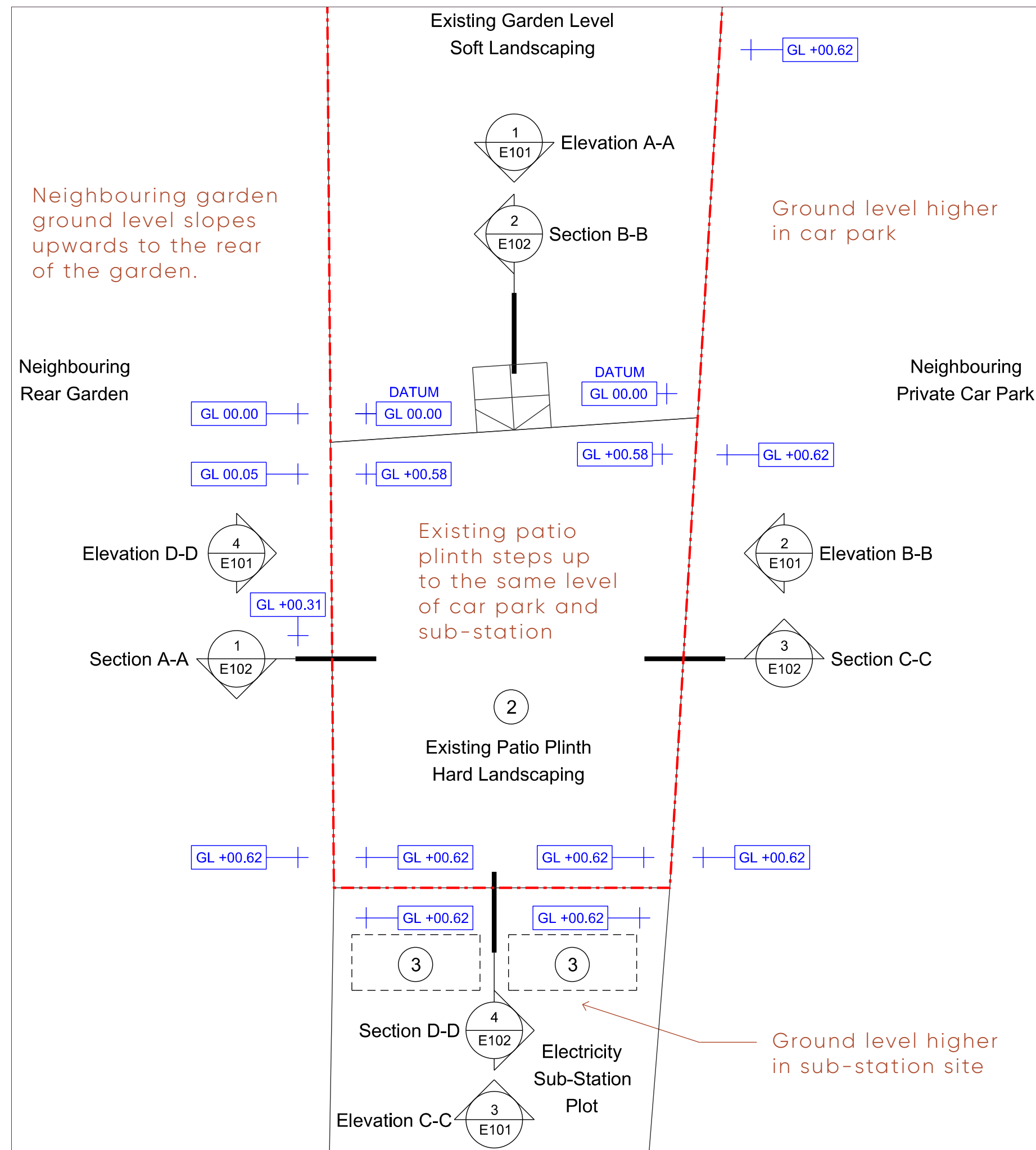
Space and Natural Light Precedent

The space will be used as an artists studio and considerations of natural light and ample ceiling height are important to its function.

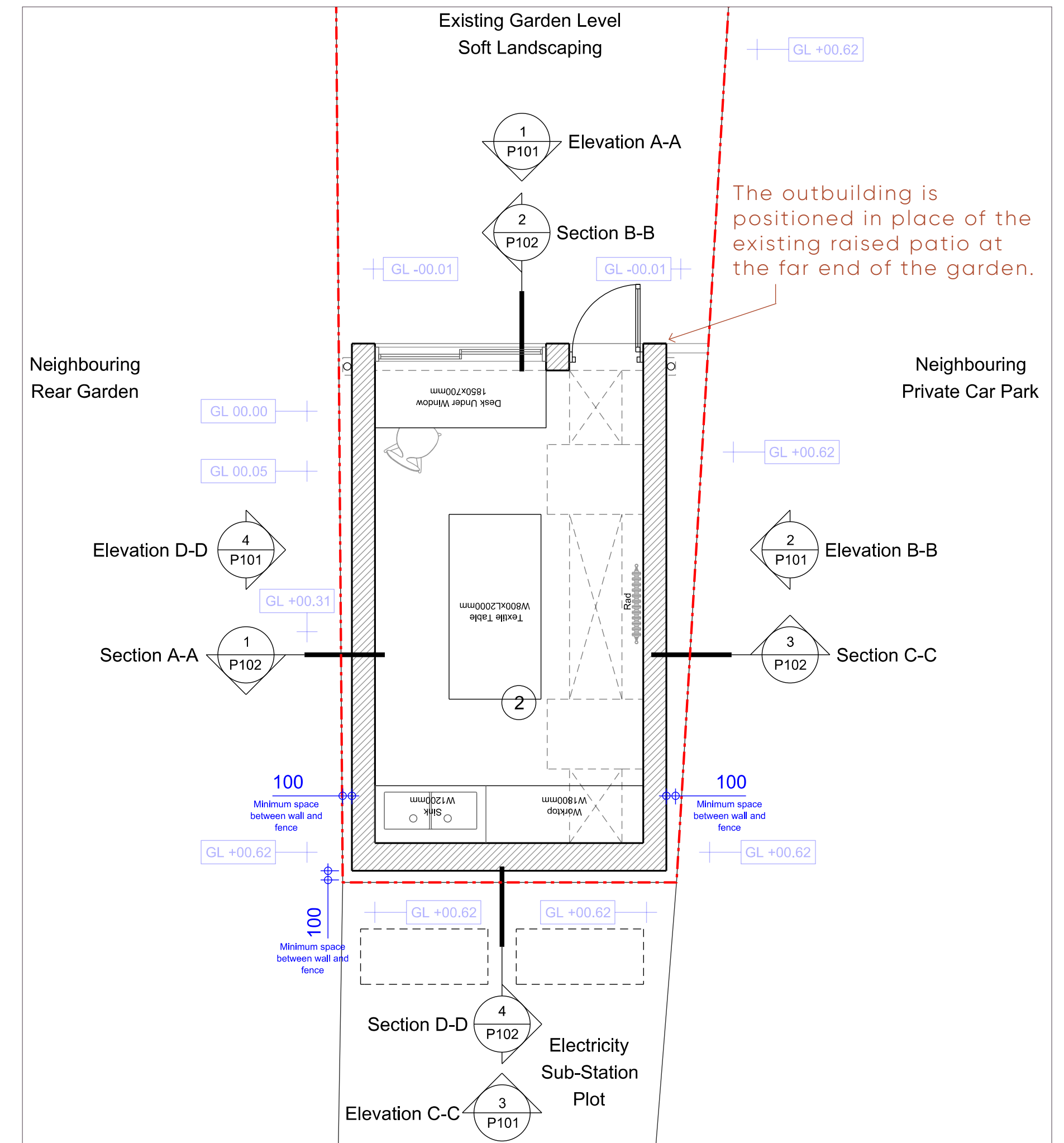


14 Greenham Road

Contextual Study and Massing Response - Existing and Proposed Plan



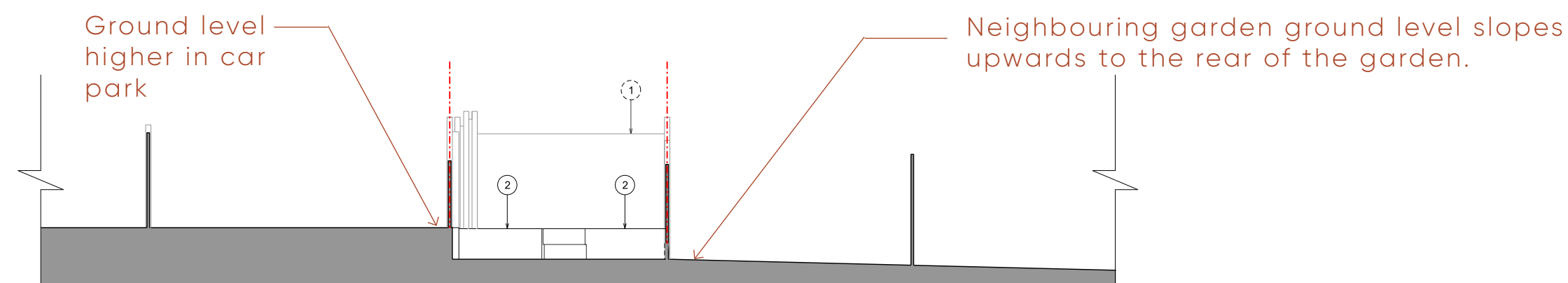
Existing Plan - For Full Existing Plan Drawings Refer to E100



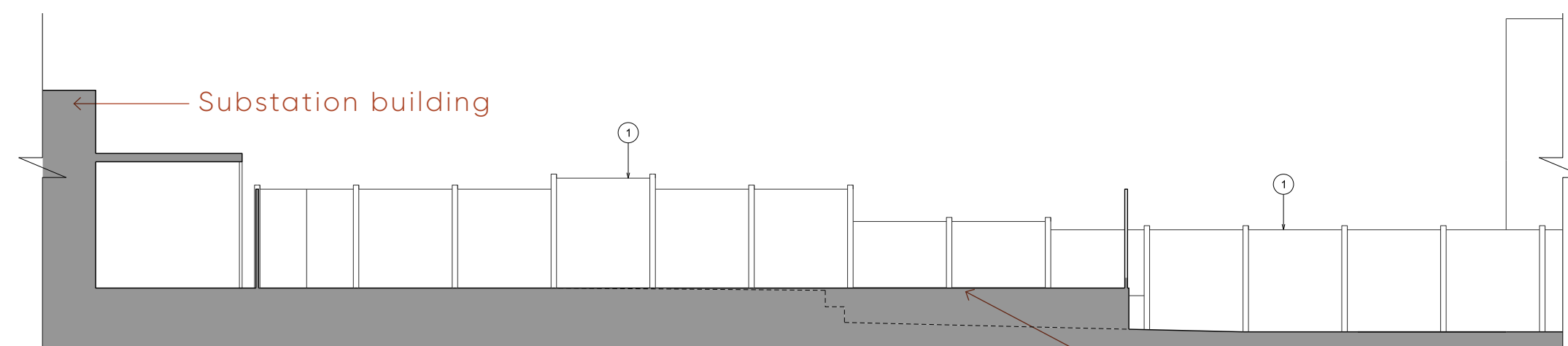
Proposed Plan Massing - For Full Proposed Plan Drawings Refer to P100

14 Greenham Road

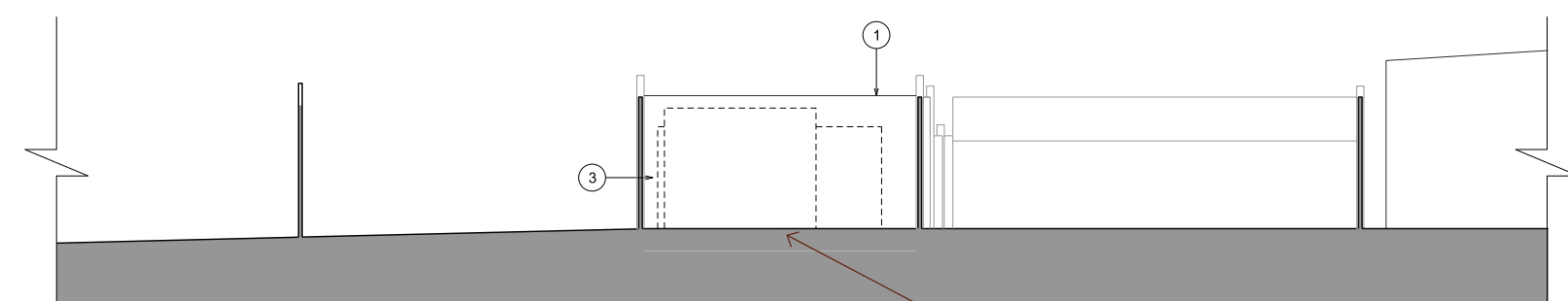
Contextual Study and Massing Response - Existing and Proposed Elevations and Boundary Elevations



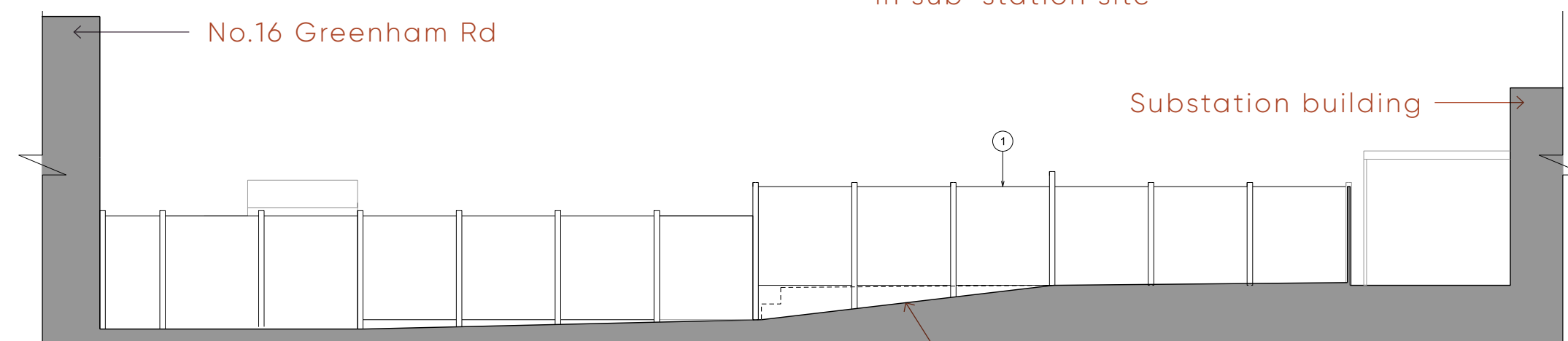
Existing North Facing Elevation



Existing East Facing Boundary Elevation

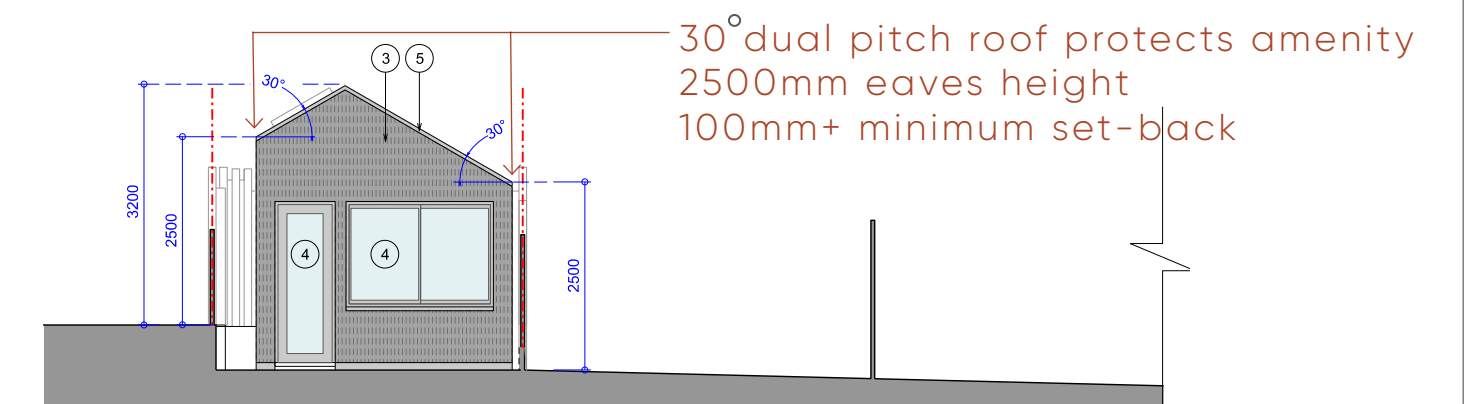


Existing South Facing Boundary Elevation

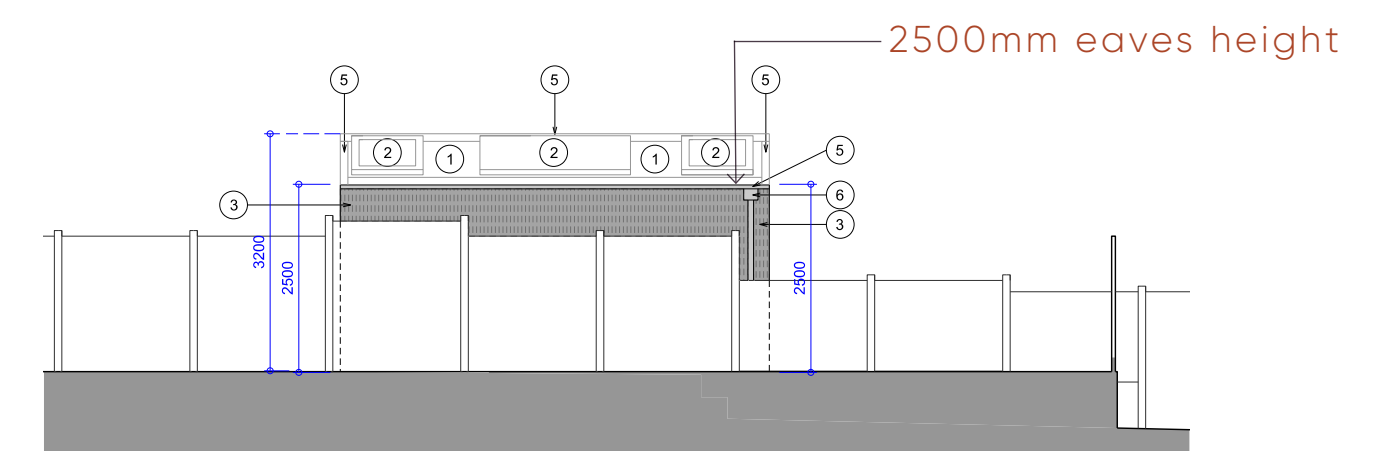


Existing West Facing Boundary Elevation

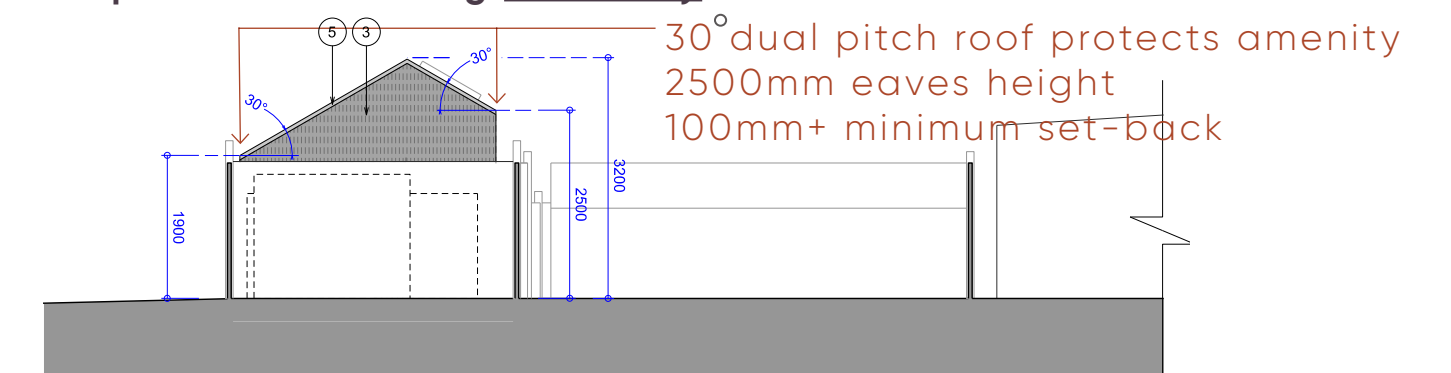
For Full Existing Elevation Drawings Refer to E101



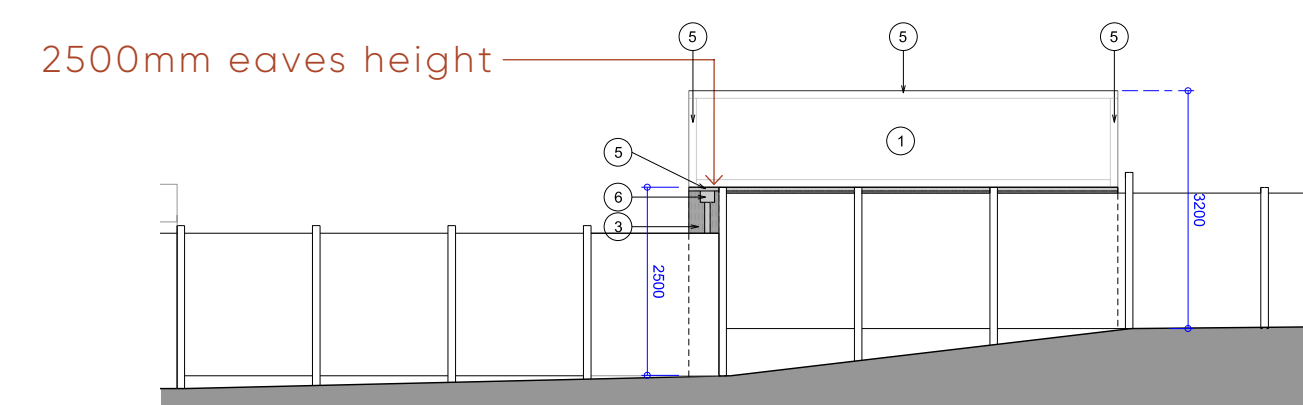
Proposed North Facing Elevation



Proposed East Facing Boundary Elevation



Proposed South Facing Boundary Elevation

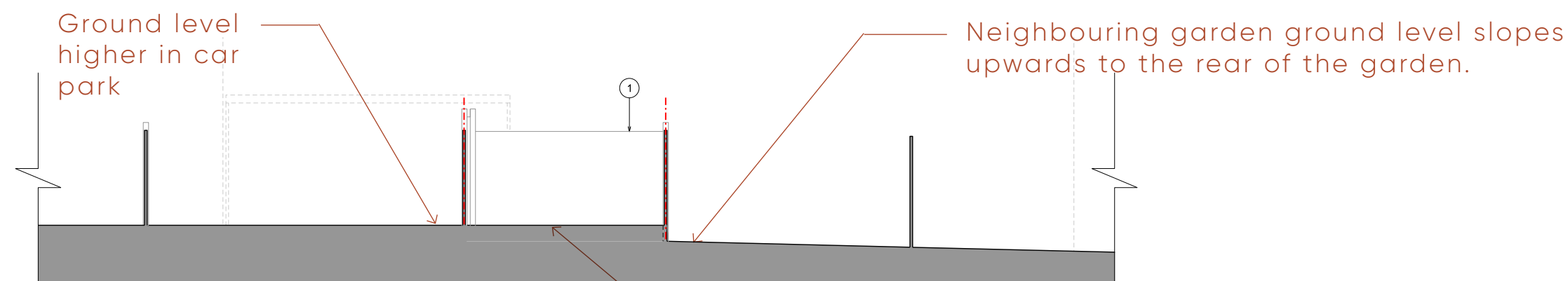


Proposed West Facing Boundary Elevation

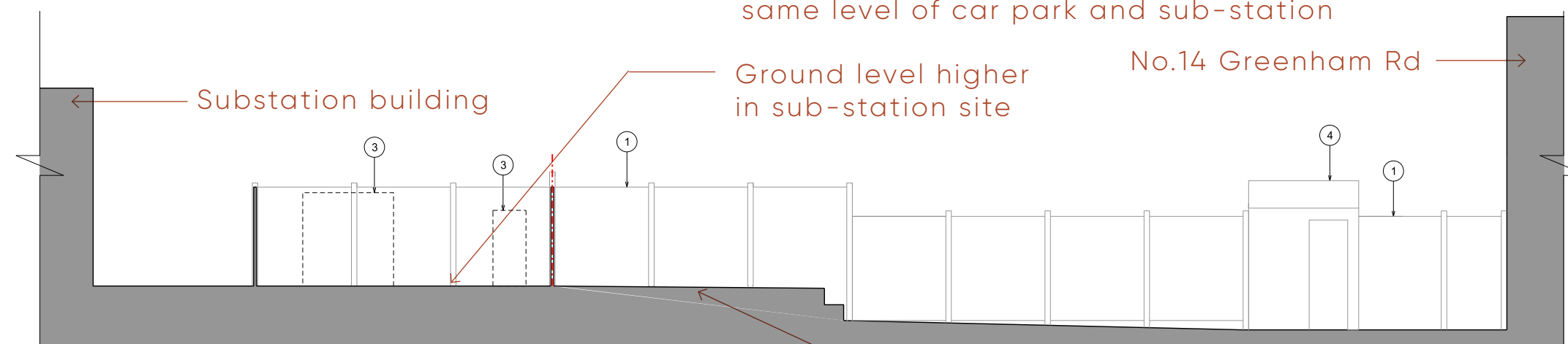
For Full Proposed Elevation Drawings Refer to P101

14 Greenham Road

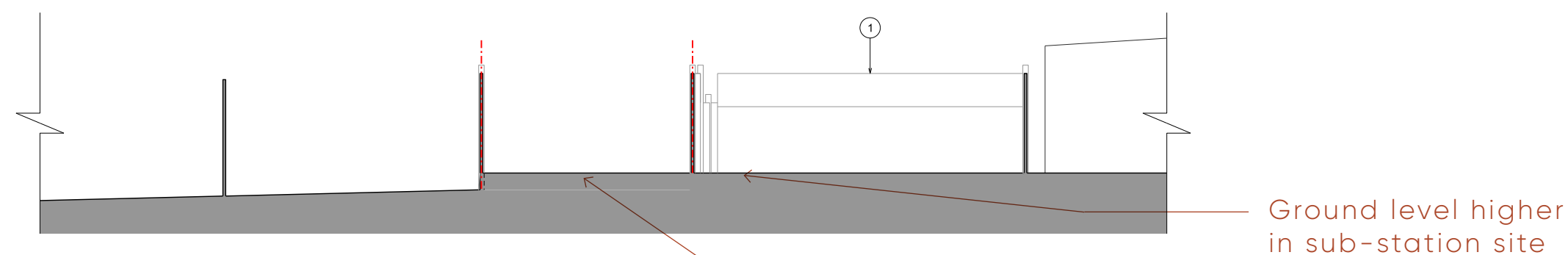
Contextual Study and Massing Response - Existing and Proposed Site Sections



Section A-A



Section B-B

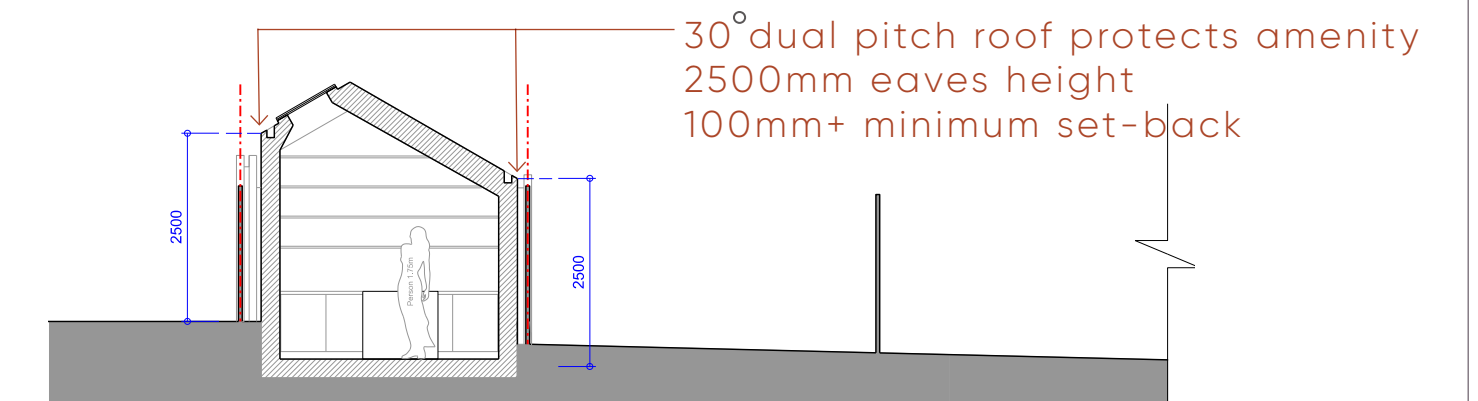


Section C-C

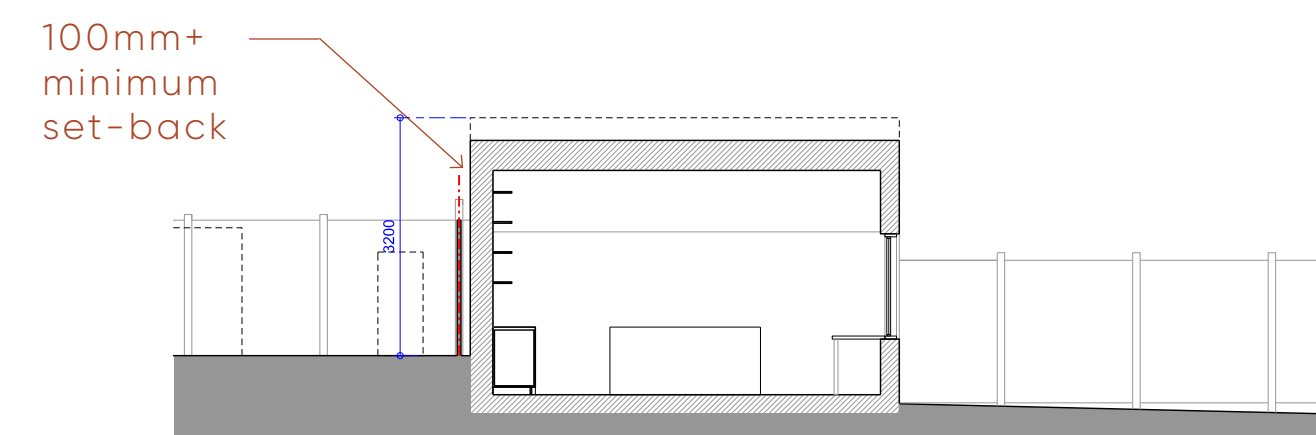


Section D-D

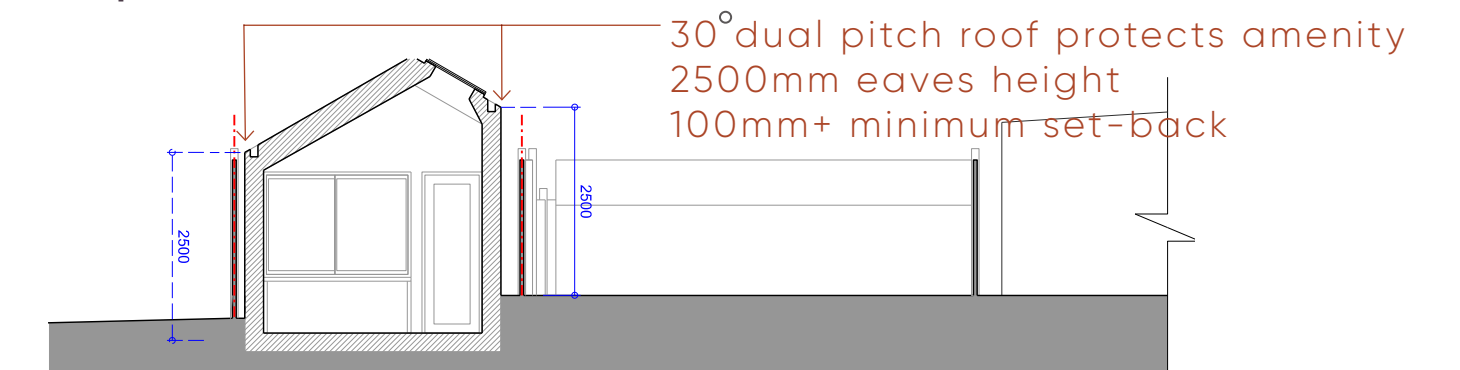
For Full Existing Section Drawings Refer to E102



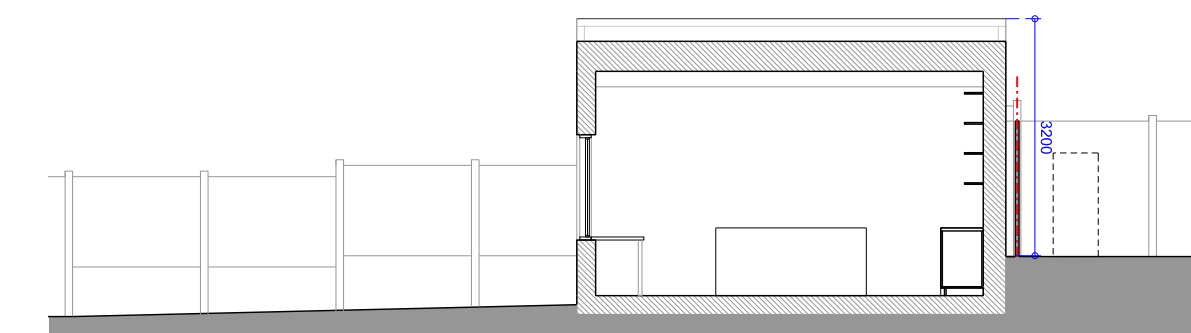
Proposed Section A-A



Proposed Section B-B



Proposed Section C-C



Section D-D

For Full Proposed Section Drawings Refer to P102

14 Greenham Road

Proposal Description Summary - Massing, Materiality, Neighbouring Amenity and Conclusions

Massing

- The proposed outbuilding is 5.7mx3.4m and single storey.
- The outbuilding is proposed to be set-back from the boundary fence by a minimum of 100mm around the building.
- The roof form is an asymmetrical pitched roof with 30 degree roof angles and two gable ends to the front and rear.
- The neighbouring ground levels are different and our proposed eaves heights are 2.5mm high from these levels either side.
- There is ample garden length - the proposed remaining space between the house and outbuilding is 11.5 meters.
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Materiality

- High quality materials are proposed.
- The external walls are proposed as blackened timber.
- The glazed door, sliding window and skylights have grey aluminium frames.
- The cappings and window reveals are proposed in grey powdercoated aluminium.
- The pitched roof is proposed in a grey seamless fibreglass finish.



Existing Photomontage - Artists Impression Only
Refer to full existing drawings E100-E102

Neighbouring Amenity / Other Boundary Conditions

- The site of the outbuilding adjoins one neighbouring garden - the eaves height to this garden side is a maximum of 2.5m with natural ground level on the neighbours side sloping up so this eaves height decreases as you move further into the garden.
- The proposed eaves height to the higher car park side is also 2.5m measured from the neighbouring higher ground level and the setback from the fence increases from 100mm to 500mm due to the splaying boundary line.
- Note the sub-station to the rear boundary is also on a higher level and no amenity is effected.

Conclusions

- The outbuilding is subordinate to the dwelling and does not contain facilities to be considered a primary residential use. Access is from the host dwelling only.
- The proposal uses eco-friendly and sustainable materials.
- The proposal is considerate to neighbours and will add value to the back gardens with its quality design and materials.
- The structure has been located in the area of the garden that will have no negative visual impact for neighbouring dwellings.



Proposed Outbuilding - Artists Impression
Refer to full proposed drawings P100-P102