Design and Access Statement
For Garden Room At:
Keiki Day Care
7 Harold Road London N8 7DE

Introduction: This document has been prepared to support the Retrospective Planning Application for the proposed garden room at the above property and should be read in conjunction with drawing no. 22325-01.

Background: 7 Harold Road is the location of Keiki Day Nursery. On 16/02/2010 approval (app. ref. HGY/2009/1978) was granted for a similar sized building on this site.

The building was constructed and used. Overtime the building structure had failed. The Day Nursery had the building replaced with a new building. Unfortunately the school did not realise that they required Planning Consent to replace the existing building.

An Enforcement Notice was issued on 28th June 2023.

Site Details: The site is not within a designated Conservation Area, nor is it, or close to, a Listed building or non-designated heritage asset.

The site area measures approximately 200m^2.

Location / Use / Size / Massing / Materials etc :

i. The garden room is located adjacent to the southern boundary of the rear garden – where the previously approved and constructed building was.

ii. The garden room will continue to provide space for activities related to Keiki Day Nursery.

iii. The garden room will have a footprint of 21.3m^2 and an internal floor area of 16.8m^2.

iv. Garden Room Materials: The garden room will be constructed using "SIPs" (Structurally Insulated Panels). This method of construction provides a high thermal performance. The garden room will achieve a

thermal performance in excess of those currently required to meet Part "L" of the Building Regulations.

The front elevation will be clad with kiln dried Larch and have feature framing detail finished with grey render. The rear and flank elevations will be finished with grey Dulux "Weathershield" paint.

The doors and windows are grey / anthracite coloured uPVC frames fitted with high-performance double-glazed units.

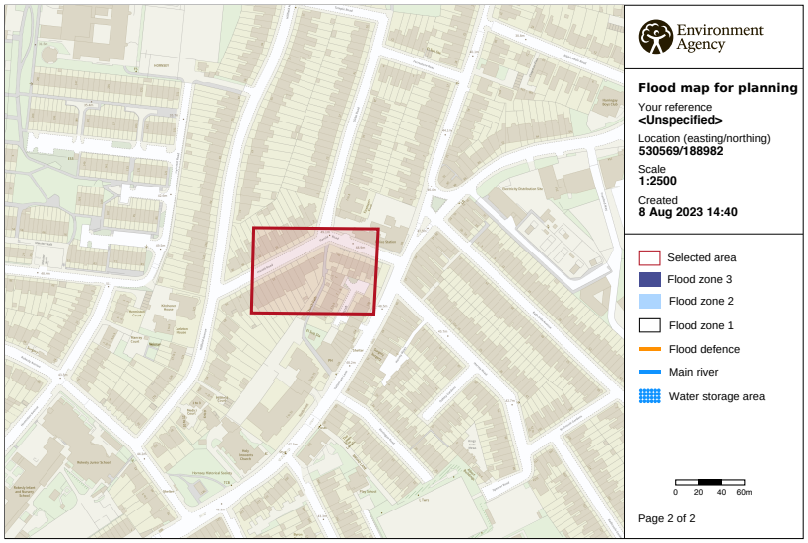
The high level windows in the right flank will be fitted with obscured glazing and opening restrictors.

The roof will be lead / slate grey coloured single-ply EPDM.

Sustainability: The proposed building uses a "Modern Method of Construction" that provides a high level of thermal performance. The "ground screw" foundations avoided the need for invasive traditional / strip foundations.

Trees: There are three trees withing falling distance of the replacement garden room - see drawing no. 22325-01.

Flood Risk assessment:



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The application site is in Flood Zone – Low Risk of Probaboility of Flooding

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CIL Liability: The garden room will not be liable for a CIL charge.

Access and Parking: The existing access and parking arrangements will be maintained.

Refuse and Recycling: The facilities in the host building will be used.

Surface + Foul Water: The existing surface water collection will be re-used. The building will not create any foul water.

Fire Statement:

The proposed works to the garden area are classed as a “minor development” and will not change or increase the risk of fire within the building as it is separated from the main building.

A Smoke Alarm will be installed in the Garden Room.

The proposed escape route will always be unobstructed.

Materials used on the development will be certified to the latest standards and fit for purpose in accordance with Building Regulations.

Access for emergency services will not be altered as a result of these works.

Fire escape routes in / for the entire building will not be blocked as a result of this Garden Room.

The escape route in case of fire will be via either of the sets of doors which lead directly into the garden.