

Site & Setting

38 Bancroft Avenue is not a Listed Building or located within a Conservation Area. It has a large long rear garden of 690 sq m.

Scope

The proposal is the construction of an outbuilding located towards the rear north east corner of this garden. This proposal does not alter or touch the fabric of the main dwelling. The outbuilding will have an electricity supply and be plumbed in. It will be used primarily as for storage of garden equipment and provide space for home office and recreational use. There will be a w.c. for the gardener(s) and the residents.

Design

The scale, design and materials proposed for this building have been informed by its setting and to be in sympathy with the extensive re-landscaping of the garden itself.

Its principle west facing elevation is angled to mirror that of the close boarded fence to no. 40's garden. This will accentuate the length of the garden through this 'perspectival' arrangement.

This elevation and that to the south are proposed clad in vertical tongue and groove natural red cedar; this will silver from sunlight exposure and so age and blend into the surrounding natural environment. The other two sides of the outbuilding are set parallel to the adjacent site edges and clad in vertical t+g larch.

The building will have a monopitch roof level along the principle west elevation and then sloping down at five degrees to a maximum 2.5m height in the south east corner 500mm from the fence to no. 36.

Door openings are proposed on the south and west elevations and with no window openings to any elevation. Three rooflights are proposed, one for each internal space.

The building will have a footprint of 34.5 sq.m equating to 5.1% of the rear garden area.

Sustainability Statement

Goldsmith Architects applies rigorous care and attention to all stages in their design and construction processes. We strive to make our builds as efficient as possible in their use of standard materials. This commitment extends to minimal material waste and the minimum the embodied energy possible while providing buildings with good longevity and low maintenance. No trees are affected by this construction.

Energy Efficiency

The building will be highly insulated and airtight to minimise operational energy demand.

Proposed Materials

Given the building will be on London clay, micropiles with a suspended reinforced slab are proposed. This foundation system will provide a stable construction during different ground moisture conditions but with considerably less embodied energy than any alternative foundation system. The superstructure will be entirely in timber.

Where this timber cladding is within 1m of the boundary to no. 36, it will be treated with fire proofing. Elsewhere the wood will be left without treatment. All the natural timber cladding will need minimal maintenance.

Access

The outbuilding will have three external doors. A sliding door clad in red cedar to the store area, a hinged fully glazed access door to the main room, and sliding glass doors from the main room on the principle elevation. All doors will have level access to the adjoining garden surfaces.

The house has a side passage to the west. This will be used for the room's construction and the ongoing garden maintenance.