PP-15037475

Flat 1, 180 Wightman Road
N8 0BT

Design Statement

Replacement of existing shed with garden office and shed

The proposed building will function as a garden office with an attached shed.

It will be located in the garden of Flat 1, 180 Wightman Road which is bordered to the south by a garden licensed for exclusive use by the applicant.

The design of the office is an oak framed building sited on sunken concrete post foundations in order to minimise footing. The footprint of the structure is a modest 9.2m^2. The structure will be located 60cm below the existing grade to blend in with the existing garden. The exterior is clad in vertical oak chosen to age to a silvered colour to reflect the colour of the masonry of the existing extension of Flat 1. The roof will use a sedum roofing system of a pre-grown sedum blanket over a root barrier and EPDM waterproof roof lining. The office is greater than 5m from any building on neighbouring property.

The proposed structure will be used as a home office and garden shed.

Existing vehicular and pedestrian access is unaffected by the proposal.