

Design Access Statement.

Removal and replacement of shed with Mökki Quad Compact @ 12B Approach Road.

This report aims to describe the proposed alterations to the garden building in support of the planning application and conservation area consent required

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1. Building and Context:

12B Approach Road, London E2 9LY



Approach Road is part of Victoria Park Conservation Area, and 12B Approach Road is Grade II listed.

The houses within the conservation area have been built in the last half of the 19th century. They comprise of 3 storeys and basements. They are built in Stock brick with stucco eaves cornice, not complete in many cases, and blocking course.

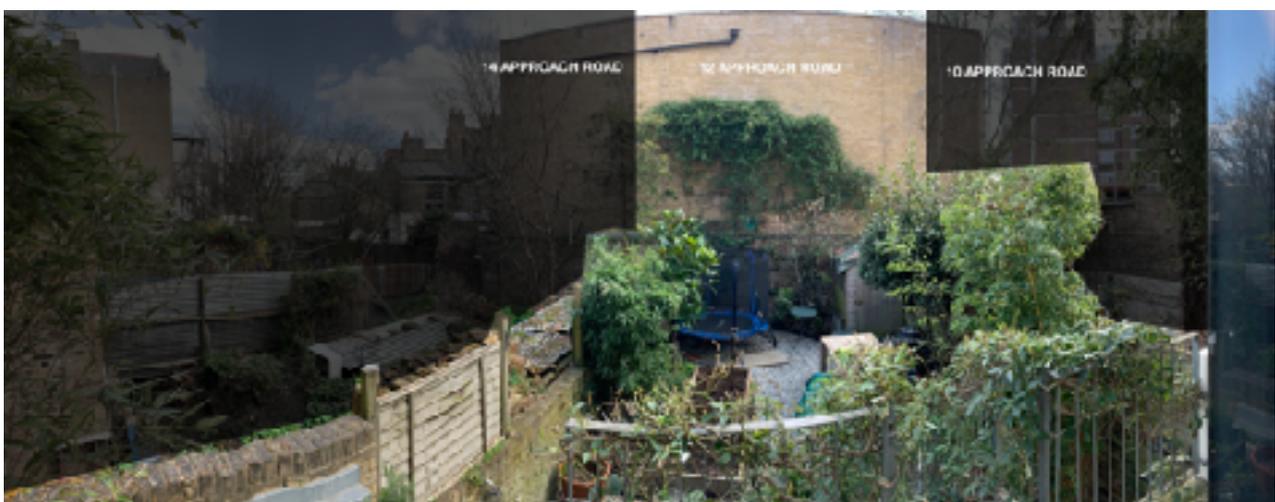
There is a new modern three storey residential development on No 69A Old Ford Road forming a boundary wall to the site of No 12 Approach Road and dominating the view from garden and upper floors (see below). The house 12 Approach Road has been divided into two self contained Flats.

No 12B was extended in 2011 by Paul Archer Architects, it is a 3 bedroom maisonette.

The building is in good condition and has many original features such as wooden sash windows and also modern features to the rear created when the home was extended, including modern steel framed glass windows and doors (see below). Garden access is from both a lower found floor bedroom via sliding doors and concrete steps and the upper ground floor kitchen via a glass door and metal staircase.

Although the rear of the houses on Approach Road have generic similarities, the arrangement of each has been adapted over time to suit the needs of individual owners with the resulting variety of massing, roof form and material treatment typical of these sort of property.

The garden faces south-east and contains a mixture of mature planting and raised beds, a garden table and children's trampoline. There are similar adjacent properties and gardens to the east and south, separated by London brick walls (114cm in height) topped with wooden fencing (91cm in height).



View from rear of 12B Approach Road upper ground floor looking South-East.

2. The proposal

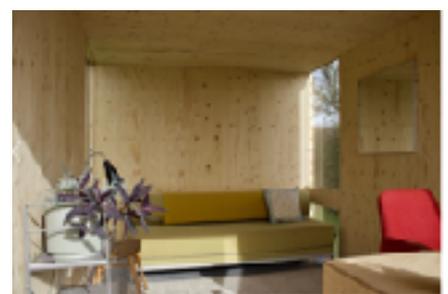
The proposal is to remove the existing garden shed with a Mökki “Quad Compact” garden room.

The proposed structure will provide much needed additional space to our family. We have 2 children (14 and 11) and space is limited within our property. The new building will allow us to co-exist more easily as our children grow, providing additional space for us as a study / hobby / office space.

3. Design

The proposed structure is a pre-fabricated modular design developed by Mökki, the small-building wing of Field Studio Architects. Field House, Littlehempston, Totnes, Devon, TQ9 6LZ

Since 2012, they have been designing, building and installing their own range of high-quality, modular garden rooms throughout the UK. They focus on quality, sustainable materials using off-site fabrication techniques which results in speedy manufacture and almost zero wastage.



Example Images from Mökki website (note not all pictures are the proposed Quad Compact design).

4. Proposed works.

The existing garden shed at the property is a standard 6x4 wooden overlap garden shed sitting on a bed of paving slabs which has deteriorated somewhat due to damp. It sits at the far end of the garden away from the main property.

The proposal is to remove the existing garden shed and replace it with a more substantial garden room. The new garden room, while still being relatively modest, will be large enough to use as an additional home office / homework area / hobby area, as well as storing garden tools and the like.



The existing she in situ.

5. Appearance and impact on the building and adjacent buildings.

The proposed structure is not visible from the road in any direction and therefore should not disrupt the continuity of the Victoria Park Conservation Area. It will be located at the far end of our garden away from the main property and those of our neighbours. The bulk, scale and height of the building will be slight in comparison to the rear of 69a Old Ford Road. By its nature the new building is separated from the surrounding buildings and would be easily removed in future if necessary without damaging the Grade II listed buildings.

There will be little to no additional disruption to our neighbours in terms of additional noise or activity. The structure will not reduce light or views to neighbouring properties.

The high quality materials and design of the Mökki Quad Compact building will compliment the existing building, for example the metal door and large glass windows will echo the features of our extension (see below) and the wooded cladding is typically of garden structures in general.



Rear of 12B Approach Road looking North-West.

6. Access

We are not proposing any changes to the main access of the house

6. Appendix
Correspondence with Tower Hamlets planning department.

From: Planning & Building LBTH <planning@towerhamlets.gov.uk>
Sent: 06 January 2021 10:12
To: Sophia Stewart <Sophia.Stewart@towerhamlets.gov.uk>
Subject: FW: Opinion before pre-planning

Dear Sophia,

Please see the below customer query. We would like to know your view as to whether a pre app would be required for the plans attached.

Kind regards,

Lucy Fathers
Planning and Building Advisor
CSA Team

Management Systems
Tower Hamlets Council
Mulberry Place, 5 Clove Crescent, London E14 2BG
T: 020 7364 5425

From: Anna Zucchelli <Anna.Zucchelli@towerhamlets.gov.uk>
Sent: 05 January 2021 16:33
To: Planning & Building LBTH <planning@towerhamlets.gov.uk>
Subject: RE: Opinion before pre-planning

Hi Lucy,

From a conservation perspective there are no issues with this application; it is not attached to the listed building and is at the end of the garden. The only issue possibly could be its visibility from street side, but given it is only a single storey and set back from street side, I don't envisage this to be an issue. It is still likely to require FPP, but I don't think it warrants a pre-app. I would check with the duty planner.

Anna

Anna Zucchelli
Heritage at Risk Project Officer
London Borough of Tower Hamlets, Place Directorate, 2nd Floor, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG

Tel: +44 (0) 207 364 6602
Email: anna.zucchelli@towerhamlets.gov.uk
Web: www.towerhamlets.gov.uk