

DESIGN AND ACCESS STATEMENT FOR :-**Outhouse at 10 Creffield Road, London, W5 3HP**

This application is being submitted by the owner of the property.

Project Description :-

- Removal of existing children's playhouse, garden shed, lean-to greenhouse and part of raised planter
- The construction of a timber garden room / office and workshop to the triangular rear garden / patio area of the main house garden

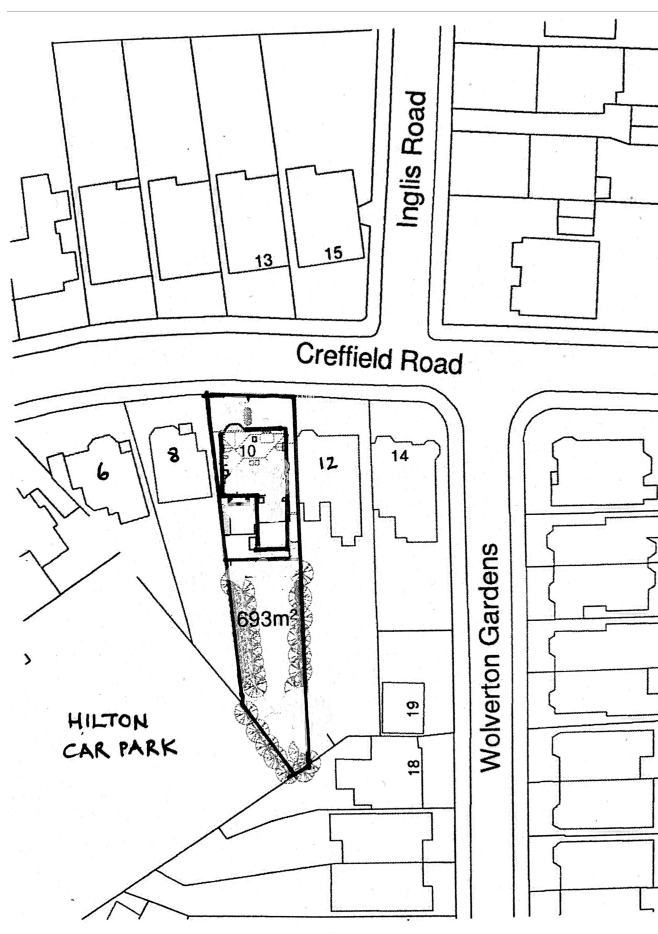
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1. Existing site

The site is located in Ealing within the Creffield Conservation Area. The application site is located in the rear triangular section of garden of a large detached Edwardian house on Creffield Road and is approximately 26m away from the rear elevation of the main house.

The garden to the main house is extensive with a total site area of approx. 693 sq m with the main house occupying approx. 150 sq m.



The main garden of the house is well maintained with mature trees, plants and a large central grassed area and coloured concrete block path / planted borders.

The triangular section of garden at the rear of the main property is primarily bordered by an existing outhouse building along the boundary of No. 12 Creffield Road to the east (Planning approval PP/2012/3527) which is constructed at a level approx. 2.9m above datum level. The extreme corner of the Hilton Doubletree car park lies to the west which is bound by a 2.65m shiplapped fence and trailing plants. There is a small section of boundary shiplapped fence and trailing plants to the south bordering the rear garden of No. 18 Wolverton Gardens.



The rear of the garden currently comprises a children's playhouse, garden shed, small lean-to greenhouse, raised planters and concrete paving. The site is surrounded by shiplapped fencing and trailing plants up to a height of 2.35m to 2.65m.



2. Use

The proposed new single storey building will replace the children's playhouse and tool shed and become a garden room / office for the main space and a workshop / tool store for the smaller rear room.

3. Area and configuration

The main garden room / office will be 20 sq m and the workshop / tool store will be 10 sq m giving a total of 30 sq m. Each room will have west facing openable windows to provide daylight, sunlight & ventilation to the outbuilding without any overlooking impact to any neighbors.

The west elevation has a set back of 1.2m from the existing Hilton hotel car park boundary which overlooks the retained raised planter, shiplapped fence and trailing plants. The entrance to the new outbuilding is from the north garden side through sliding glass doors facing the rear garden of the main house.



4. Scale and appearance

The building has been sensitively designed to match the existing height and materials of the adjoining outhouse / gym to the east which is at a height of 2.9m above datum. The proposed wall that is built along the existing boundary to no. 12 utilizes the same material cladding ie. non-combustible cementitious fibre board and will not be visible.

The proposed walls to the south and east are set back between 1.1 – 1.2m away from the boundary fences which are approx. 2.65m tall and will retain the raised planter and mature climbing planting that currently exists and provides screening to the hotel car park, the rear garden of 18 Wolverton Gardens and the small triangular planted area at the extreme corner of no.12 outhouse. These walls will be clad in horizontal composite wood boards to blend in with the existing shiplapped fencing and wooden materials of the neighbors outhouse and existing gazebo. Similarly the front / north elevation will be clad in composite wood and incorporate sliding glass doors for access. All windows and doors will be white double glazed aluminium or upvc to match the main and surrounding houses.

The building itself will be single storey and constructed from an insulated timber frame with a warm flat roof with a GRP waterproofing layer. When viewed from the garden and main house, the proposed outbuilding will blend well with the neighbors' adjoining outhouse and existing wooden gazebo and be softened by the existing trailing plants, mature lime tree and olive tree/wood bench.

5. Access

The access to the proposed garden room / office will remain unchanged from the current access to the children's playroom / tool shed via an existing concrete block path that runs the full length of the garden and separates the triangular site to the rear patio area. There will be no public access as this outhouse will only be accessible for the occupants of the existing house.

6. Environment

Daylight will be provided by the windows to the east and sliding glass doors to the north. Sunlight will penetrate into the spaces through the south-east and east facing windows. The building will be naturally ventilated through the openable sliding doors and windows.

The building will be well insulated to meet current Building Regulation standards to prevent overheating in the summer but can still be used in the winter supplemented with low energy infrared radiant background panel heaters if necessary. All internal lighting within the outbuilding will be recessed low energy LEDs.

Exterior up/down garden lighting already exists all around the garden, the planters, the children's playhouse and gazebo. Additional new LED up/down lights will be introduced to illuminate the north elevation and access.

The construction will be primarily timber which is a carbon store and all the timber will be FSC certified.

7. Landscaping and drainage

The existing rear garden is well maintained with a large rectangular lawned area, bordered by mature trees and shrubs. The rear triangular part of the garden has raised planters, which have mature climbing plants & planter boxes and provide seasonal fruit / vegetable produce. The remainder of the space has concrete paving and a wood store.

The majority of the raised planters & trailing plants will be retained to maintain the screening to the surrounding neighbors including the hotel car park. The water run off from the flat roof of the proposed outbuilding will be collected and distributed into the retained raised planters to mimic the current rainwater run off arrangements of the site.