

A photograph of a lush green garden. In the center, a large, mature tree with a thick trunk and dense green canopy stands prominently. The ground is covered in a well-maintained green lawn, with dappled sunlight creating patterns of light and shadow. To the left, there are dense, leafy bushes. In the background, more trees and a fence are visible. The sky is bright and clear.

Rohacs Architects

Sanam - Garden Outbuilding

Troutstream Way, Rickmansworth WD3 4LA

DESIGN STATEMENT

01.04.2024

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INTRODUCTION

Rohacs Architects has prepared this document on behalf of the applicant Raju Radia (Sanam, Troutstream Way, Rickmansworth, WD3 4LA) to be submitted in support of a Planning Application for a garden outbuilding in the rear part of the site at Sanam, Troutstream Way, Rickmansworth, WD3 4LA.

The unit numbers and area figures quoted in this document are accurate for the purpose of the planning application. The purpose of this document is to be used for Planning Application only and must not be used for further marketing of the site, developing further design proposals or construction. Any other decisions to be made based on the unit numbers and area figures quoted in this document, whether as to project viability, pre-letting, lease or sale agreements and the like, should make allowance for further design development, accurate site survey, site levels and site dimensions, construction methods and building tolerances, Local Authority and Statutory consents.

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1.1 SITE LOCATION

The site lies in the valley of the River Chess in the Loudwater Estate, approximately 1.5 miles northwest of Rickmansworth, the principal town of Three Rivers District.

Access to the site is off Troutstream Way. The plot is circa 11,400sqm in size with a fairly level ground. A side channel of the River Chess runs across the site from north west to south east direction.

The site falls within the Loudwater Estate Conservation Area, dominated by large detached houses built in a particularly rustic and idyllic style and set in generous plots of land with extensive indigenous mature trees. Most buildings in the Estate were built between 1940 and 1960.

The immediate context comprises of two storey detached houses (Valley House, Dacres, Durley House and Miraflores) set informally in 2,000-3,000sqm plots.



Source: Google Maps

1.2 EXISTING BUILDING PRIOR THE WORKS

The existing building is a two storey detached house with a total approximate gross area of 530sqm GEA. Access to the building is off the private access road from Troutstream Way. The cladding of the building is white render and red brick. The windows are light grey metal windows. The roof is clad with brown tiles.

The existing building is not listed but the site falls within the Loudwater Estate Conservation Area.



Existing building front elevation viewed from the River Chess prior the start of building works

1.3 BUILDING WORKS

Ref.: 21/2156/FUL

Date: 24. September 2021

Three Rivers District Council approved the application for the rear extension, facade changes and internal layout changes of the existing building.

After an intensive design development process, the building works started on site with clearing and internal demolition in Spring 2022.

Since then good progress has been made with most structural works complete, internal partitions being built and external cladding to start on site imminently.



Recent site photo of the building viewed from the south west corner

1.4 PROPOSAL SITE



View of the site looking east



View of the existing concrete pad along the northern boundary



View of the existing concrete pad along the northern boundary



View of the site looking west towards the main building

1.4 PROPOSAL SITE

The proposed site is located in the rear of the property along the northern boundary.

There are two existing concrete pad foundations along the northern boundary. The outbuildings have long been demolished and today only the bare concrete pads are visible. The one, which is larger and falls to the west, closer to the main building, is circa 7.9m wide and 5m deep.

The proposal is to reuse this existing pad foundation and place a pre-fabricated garden outbuilding here for the incidental enjoyment of the property.



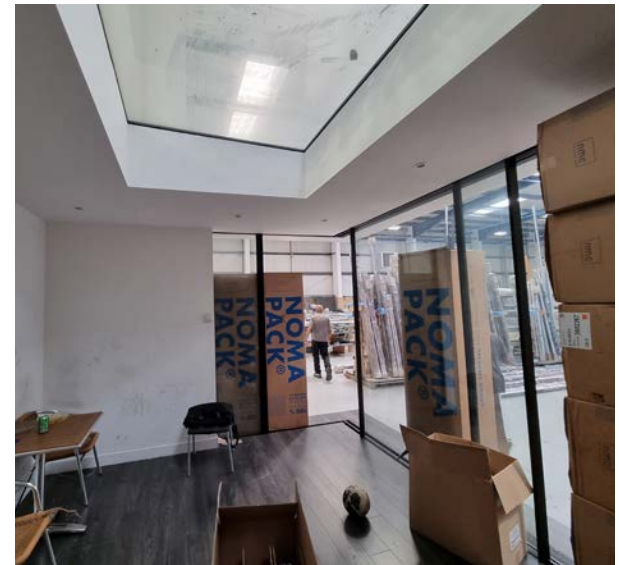
View of the existing concrete pad along the northern boundary

2.1 PROPOSAL

The proposal is to reuse the larger existing pad foundation, that falls closer to the main building, and place a pre-fabricated garden outbuilding here for the incidental enjoyment of the applicant.

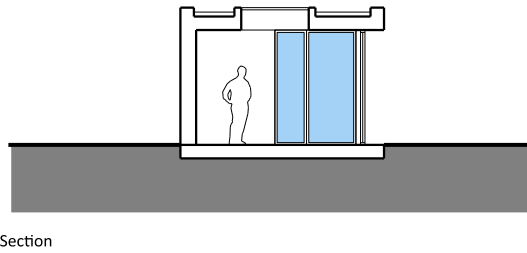
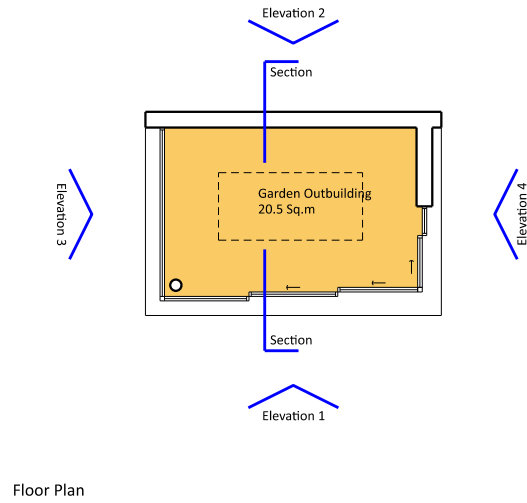
The proposed garden outbuilding is circa 6.5m wide and 4.5m deep which measures are both less than the size of the existing concrete foundation. The intended use is for the incidental enjoyment of the applicant such as office, meditation room, fitness and yoga, and such.

The appearance of the outbuilding is dominated by the large sliding windows with minimalist dark grey metal framing to allow views in and out of the pavilion and to appreciate the beautiful mature green setting of the proposal. The rear walls and fascia will receive off white render. Both of these materials are used on the main building that is currently being built, creating a harmonious addition to it.



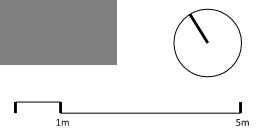
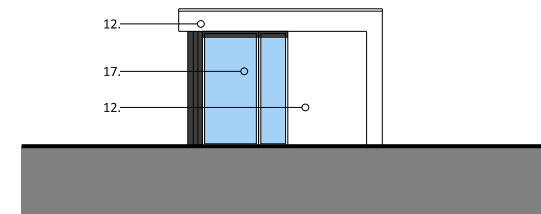
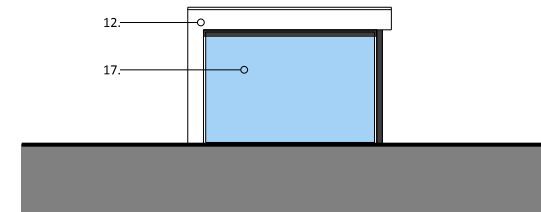
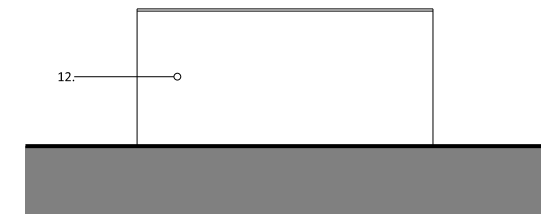
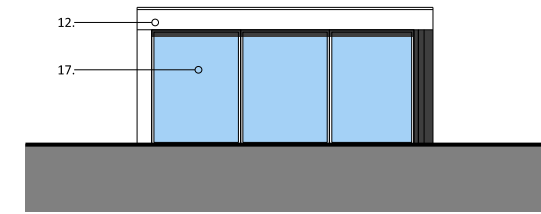
Photos of the proposed pre-fabricated outbuilding in the factory

2.1 PROPOSAL



Material key:
12. Off white insulated render
17. Dark grey metal windows

Proposed Pavilion Drawings

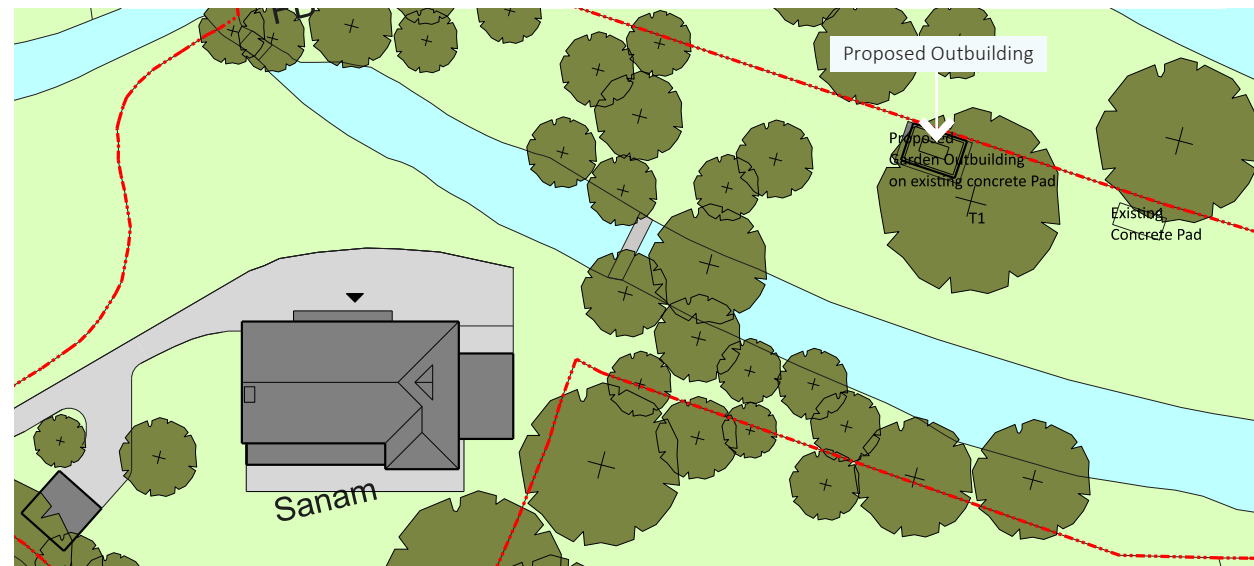


2.2 TREE IMPACT

The proposal lies circa 2.5m from a mature tree.

The proposal will have no harmful impact on this tree because:

- The existing concrete pad foundations will be reused and no ground works are proposed.
- The proposed height of the outbuilding will sit below the crown of the tree with no or just minimal impact on the lowest branches immediately above the proposal.



3.1 CONCLUSION

The proposal aims to utilise an existing concrete pad foundation in the rear garden along the northern boundary.

As such, the proposal will have no harmful impact on any of the existing trees because ground works are not proposed.

The proposed structure is a prefabricated outbuilding that is 6.5m wide and 4.5m deep.

The proposal can not function as a habitable residential unit, the intended use is incidental enjoyment of the applicant such as office, meditation room, fitness and yoga, and such.

The scale and layout of the proposed outbuilding justifies the proposed incidental use.

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