



Planning Design and Access Statement (Ref – 006)

Replace existing shed with a single storey timber framed Garden Room.

Property Address:
1 Riversdale Gardens
Havant
PO9 2JB

AGENTS

Executive Garden Rooms Limited
58 Golf Links Road, Ferndown, BH22 8BZ
Email : info@executivegardenrooms.co.uk
Website : www.executivegardenrooms.co.uk
Tel: 01202 874766
Mobile: 079 2004 7570

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1. THE SITE

The property is located in Riversdale Gardens.

The property is set within a good sized plot and benefits from off road parking and private amenity space.

The curtilage is well defined by fence and shrubs, which in turn provides an effective natural screen and increases privacy to the garden, reducing any potential negative impact to neighbouring amenity.

The location of the proposed garden room is shown in Proposed Site Plan Ref: 002b, below is a photo showing the existing site. The garden room will replace the existing garden shed which measures 3.7m x 2.4m which is to be dismantled and removed from site – see photos below:-

East elevation



West elevation



2. PROPOSAL

The owners of 1 Riversdale Gardens would like to replace the existing shed with a new single storey timber framed detached garden room. The garden room will be used by the family as a home gym and will be ancillary to the main dwelling.

The garden room has been designed by Executive Garden Rooms Limited, all our contemporary garden rooms are bespoke and built using the highest quality materials and are finished to an extremely high specification.

3. DESIGN AND APPEARANCE

We have worked with the client to ensure that the design and character of the proposed room is satisfactory in its location and is of a high standard and layout.

A great deal of consideration has been given to the materials used in the construction of the room. The materials proposed are sympathetic to the surrounding area and reflect the local character in appearance in order not to be overbearing, while maintain a subordinate appearance to the dwelling.

The building covers a footprint measuring 31.5m² externally. The external height is 2.7m on the south elevation, dropping to approx. 2.6m at the north elevation. The finished internal floor to ceiling height of 2.15m, this will create a light and airy feel inside.

External visual of propsed Garden Room.

East elevation

Client: Chris Reed
1 Riversdale Gardens, Havant, PO9 2JB

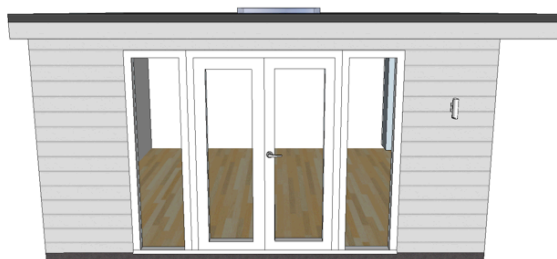
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West elevation

Client: 11111 Road
1 Riverside Gardens, Newset, PO8 2B

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FOUNDATIONS

The garden room will be built on a re-inforced raft concrete foundation, the floor is made up of 80mm MOT type 1 aggregate; damp proof membrane; 150mm of concrete containing A393 steel reinforced mesh, finished with one course of block work, which is painted in black bitumen paint.

We build a concrete slab foundation for the following reasons:-

- There is no void under the building avoiding visits from rodents and foxes
- There are no pockets of cold damp air under the building, so there is less heat loss
- More solid base is more durable, reinforcing the foundation with rebar has a high compressive strength.

ROOF CONSTRUCTION

Flat roof, 3 layers of torch on mineral felt, the soffit on the south and west elevations will overhang by 400mm.

SOUNDPROOFING

Resilient bar is included in the ceiling make up, this allows the ceiling to be de-coupled from the vibrating surface which will reduce both vibration and impact noise penetration to substantially improve the sound insulating qualities.

EXTERNAL CLADDING

The building will be clad in Cedral Weatherboard cladding in a grey/green colour, Cedral is maintenance free and sympathetic to the surroundings, it has a class O fire rating.

All the materials used are to the highest specification and the build design has excellent U-Values.

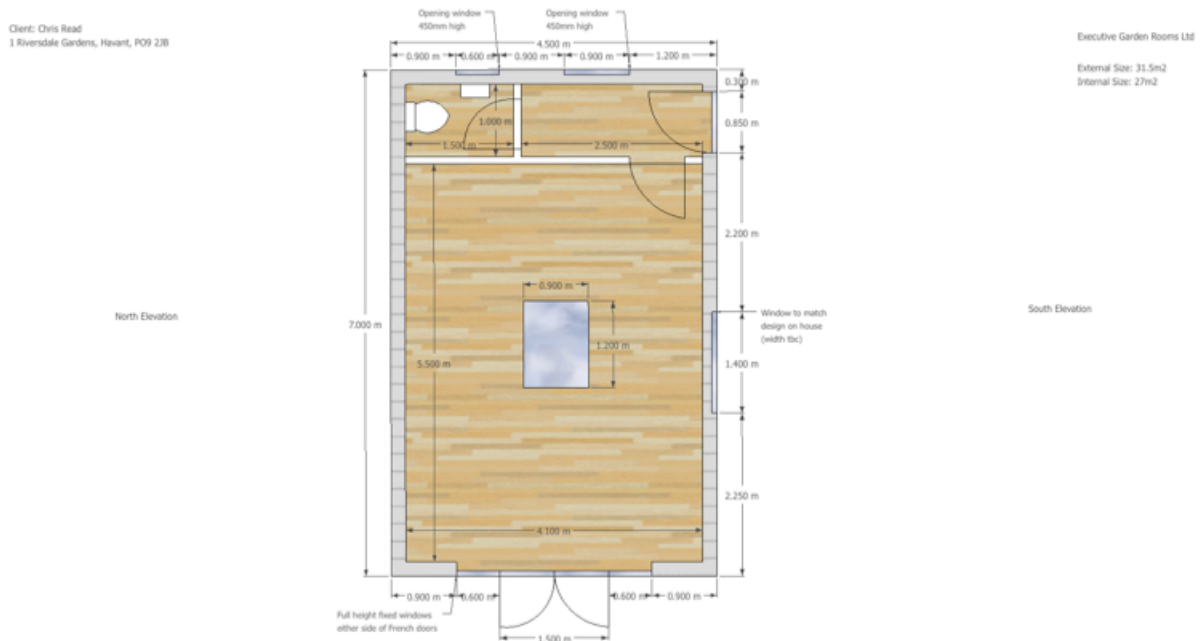
W/m2k

Floor	0.23
Walls	0.18
Roof	0.15
Windows	1.50

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4. FLOOR PLAN



5. LANDSCAPING

The proposal is to retain all existing site boundaries.

6. ACCESS AND PARKING

Access to the garden room is via french doors on the west elevation and a single door on the south elevation.

Vehicle access to the property is unaffected by this proposal.

7. CONCLUSION

This proposal has ensured that:

- The use of the garden room will be ancillary to the main dwelling.
- The design, appearance and use of materials is appropriate within its setting.
- There is no loss of privacy by overlooking neighbouring properties.