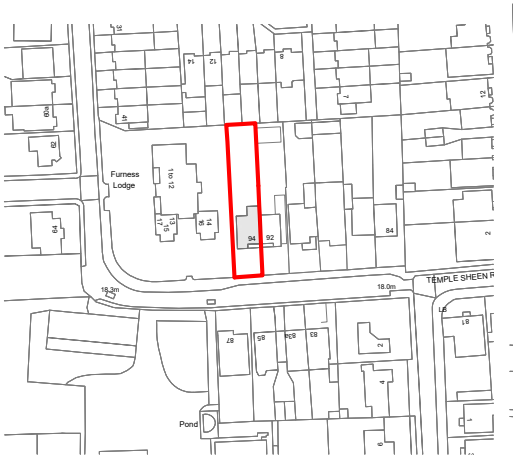
Design and Access Statement for
Garden Outbuilding
94 Temple Sheen Road



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1.1 Introduction

This design statement is prepared as an integral part of the planning application for 94 Temple Sheen Road, London. This document should be reviewed alongside the accompanying existing and proposed architectural drawings.

Site location plan showing the site and buildings in context.
For reference only. Not to scale.

2.1 History
Lesly Gooday

The property, a creation of architect Lesly Gooday in 1957, boasts a unique architectural identity, distinct from its counterpart due to intentional design variations. Gooday's vision often embraced the principles of "post-war modernism," where he skillfully juxtaposed primitive and traditional forms to create captivating compositions.

Utilizing contemporary construction techniques, he crafted notable works distinguished by their open, airy, and well-lit interiors. Employing full-height glazed walls, he masterfully harnessed natural light, a signature feature evident in his personal residence. Historic England has lauded his approach, citing it as an exemplary demonstration of "the more ambitious use of glazed curtain walling."

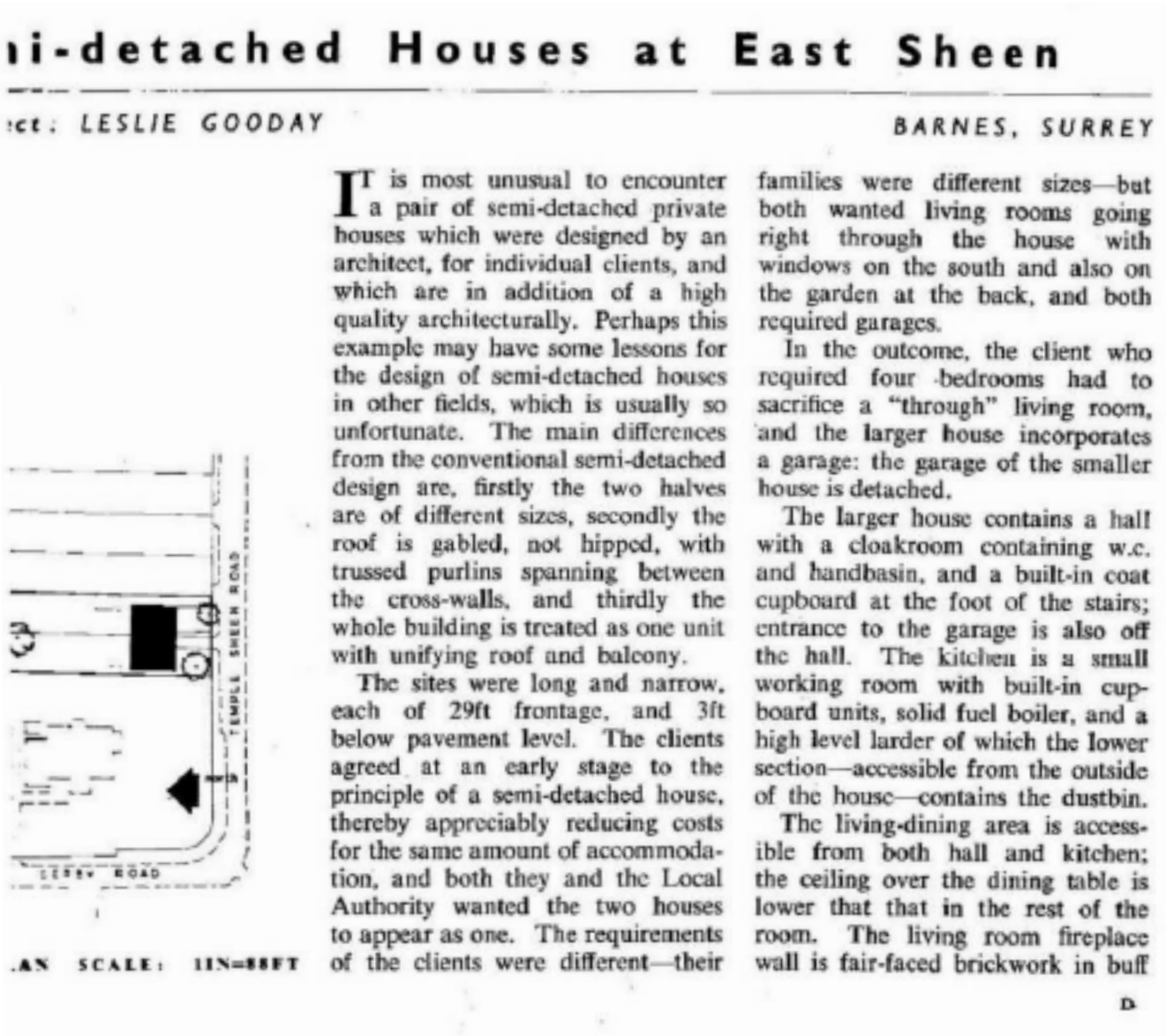
Rear Elevation of St. George's Hill, Weybridge, Surrey

Interior of St. George's Hill, Weybridge, Surrey

2.2 History
The Property

The property was originally conceived as a semi-detached private house, tailored to accommodate the distinct requirements of two different clients. This resulted in a unique configuration, with the house divided into two unequal halves, yet visually unified by a cohesive gabled roof.

Initially designed to cater to the needs of the original occupants the layout prioritized four bedrooms over a spacious living area, with the inclusion of an integrated garage. However, this design deviated from the original vision of expansive “through living rooms,” a compromise made to suit the specific needs of the initial tenants.



ıi-detached Houses at East Sheen

ct: LESLIE GOODAY — BARNES, SURREY

AN SCALE: 1IN=8FT

It is most unusual to encounter a pair of semi-detached private houses which were designed by an architect, for individual clients, and which are in addition of a high quality architecturally. Perhaps this example may have some lessons for the design of semi-detached houses in other fields, which is usually so unfortunate. The main differences from the conventional semi-detached design are, firstly the two halves are of different sizes, secondly the roof is gabled, not hipped, with trussed purlins spanning between the cross-walls, and thirdly the whole building is treated as one unit with unifying roof and balcony.

The sites were long and narrow, each of 29ft frontage, and 3ft below pavement level. The clients agreed at an early stage to the principle of a semi-detached house, thereby appreciably reducing costs for the same amount of accommodation, and both they and the Local Authority wanted the two houses to appear as one. The requirements of the clients were different—their families were different sizes—but both wanted living rooms going right through the house with windows on the south and also on the garden at the back, and both required garages.

In the outcome, the client who required four bedrooms had to sacrifice a “through” living room, and the larger house incorporates a garage: the garage of the smaller house is detached.

The larger house contains a hall with a cloakroom containing w.c. and handbasin, and a built-in coat cupboard at the foot of the stairs; entrance to the garage is also off the hall. The kitchen is a small working room with built-in cupboard units, solid fuel boiler, and a high level larder of which the lower section—accessible from the outside of the house—contains the dustbin.

The living-dining area is accessible from both hall and kitchen; the ceiling over the dining table is lower that that in the rest of the room. The living room fireplace wall is fair-faced brickwork in buff

D

2.2 History
The Property

FIRST FLOOR

GROUND FLOOR SCALE: 1 IN = 12 FT

Semi-detached Houses at East Sheen

Uxbridge Flints and has a slate shelf and hearth with a slow combustion fire; a recess in the wall is provided for books. One end of this room has a high level window to the west, and the garden windows and door are double glazed.

On the first floor are four bedrooms with built-in cupboards to each room. Bedroom Four acts as a bed-sitting room with access to the balcony.

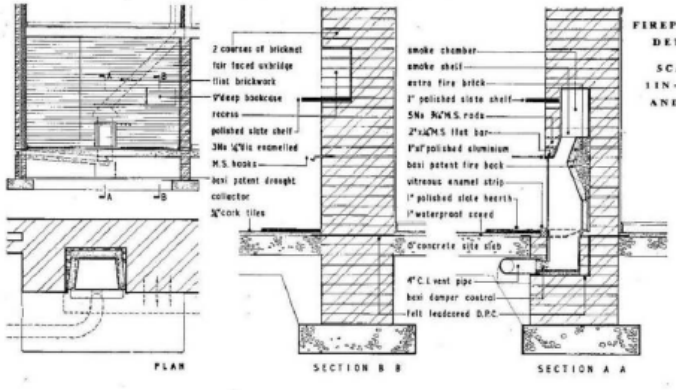
The smaller house has one large living-dining room. The wall dividing the kitchen from the dining area is covered in parana pine boarding and has a serving hatch. The first floor contains three bedrooms and a bathroom.

Floor finishes are cork in the larger house ground floor and woodblock in the smaller, with thermoplastic tiles in kitchens, etc., and boarding upstairs.

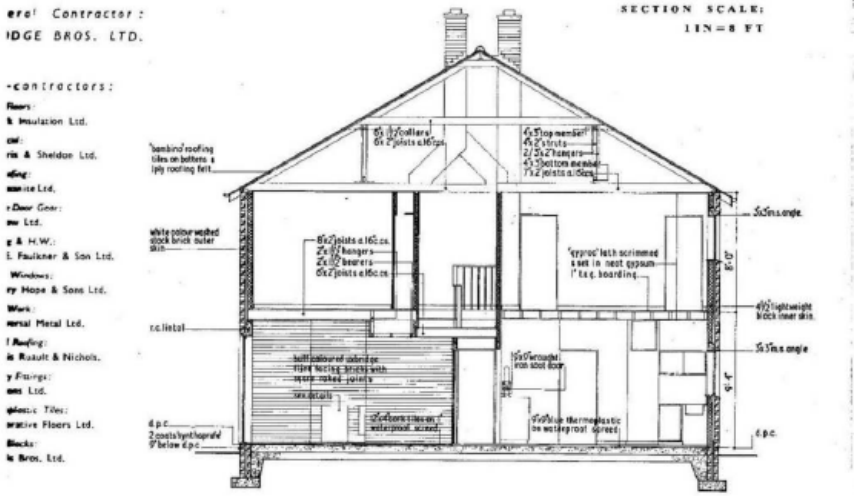
The roof is of interlocking clay tiles carried on a trussed purlin construction which spans between the cross walls.

Heating is by hot water radiators in all rooms supplied from solid fuel Agamatic boilers in the kitchens. There are electric immersion heaters for use in summer.

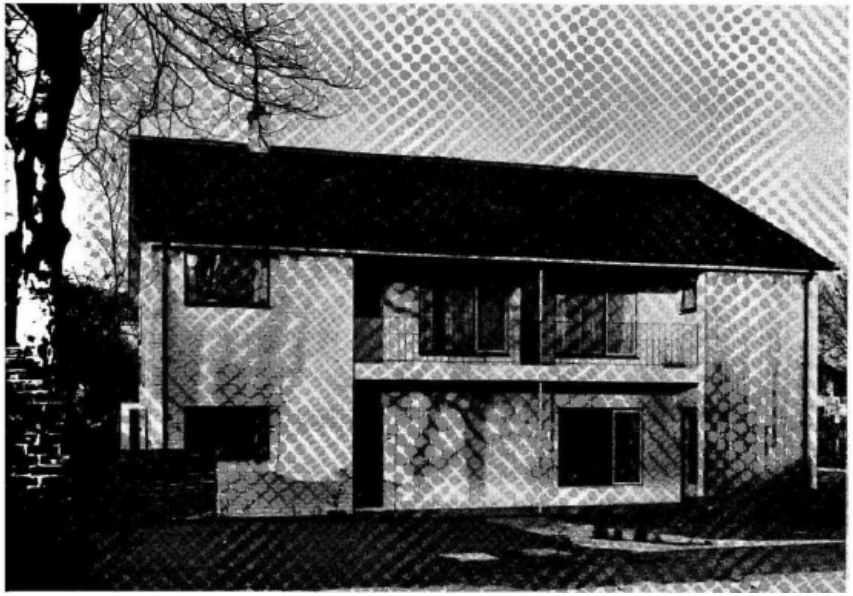
The cost of the larger house was £3,560 and of the smaller £3,000.



FIREPLACE DETAILS SCALES: 1 IN = 8 FT AND 1/32



south elevation of the pair of houses



3.1 Existing Building
The Semi-Detached Property

The existing half of the semi-detached property stands strong in its structural integrity but beckons refurbishment to rejuvenate its appearance. A rear conservatory, added at a later date, currently graces the premises.

In continuity with past planning permissions granted in 2004 for a Part Single/Part Two Storey Rear Extension, which were left unrealized, our aim is to remove the existing grill and log shelter attached to the boundary wall and add a garden outbuilding at the rear part of the garden to meet the owners' imperative need for additional space to accommodate their growing young family.

Front View of the Property

Rear View of the Property

3.2 Existing Building
The Adjacent Property

Granted planning permission and/or permitted development approval in 2021, the enhancements for 92 Temple Sheen encompassed a single rear extension, a rear dormer roof extension, installation of rooflights to the front elevation, removal of chimneys, and erection of an outbuilding at the rear of the garden.

Garden outbuilding of 92 Temple Sheen

3.3 Existing Building
The Property Site Plan

94 Temple Sheen features a generously sized rear garden. Recognizing that the owner is a software developer who works from home, there is a clear need for additional flexible space to support his professional activities. In this regard, a garden outbuilding, designed to be ancillary to the main house, is proposed as a multi-use space for shared use by all family members.

Many properties along this road have added outbuildings at the rear of their gardens, including the neighboring property at 92 Temple Sheen.

Site Plan

3.3 Existing Building
Existing Site Levels

As part of the planning works for 94 Temple Sheen, a detailed site survey was contucted to measure the level differences in the garden. Using digital readings, the survey identified height variations of up to 60 cm across the garden.

The ground level of the existing house was used as the pivot reference point during the survey. It was observed that the garden features a sunken area in its middle section, creating a noticeable dip in the terrain. Towards the rear, built-in planters were noted, with the ground level rising approximately 30 cm above the reference point.

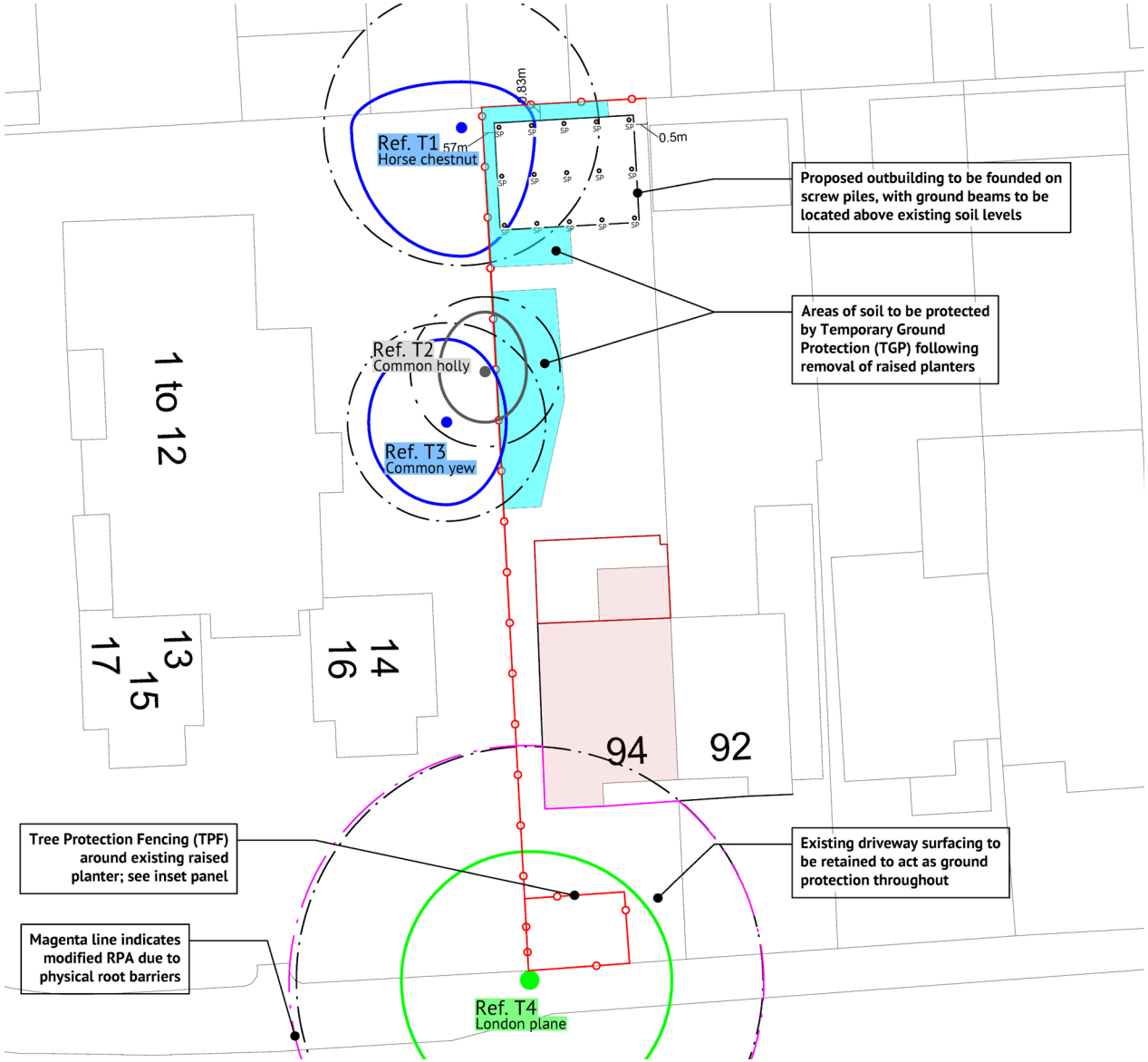
Level Survey

4.1 Proposed Extensions
Garden Outbuilding

The design and massing of the proposed garden outbuilding follows the guidance regarding outbuildings, however it is crucial to point out two important factors that were influential during the design process.

Firstly, the proposed outbuilding is in close proximity to a neighboring tree at Furness Lodge garden, with its footprint intersecting the tree's root zone. To ensure the protection of the tree roots, introducing a suitable foundation system was imperative. In this regard, a screw pile foundation system was selected as it minimizes disruption to the soil and root network. Unlike continuous foundation systems, screw piles penetrate the soil at specific points, eliminating the need for broad excavation and reducing the impact on the tree's roots.

Separate arboricultural and structural reports are available as a part of this submission to further explain our findings and proposals on this matter.



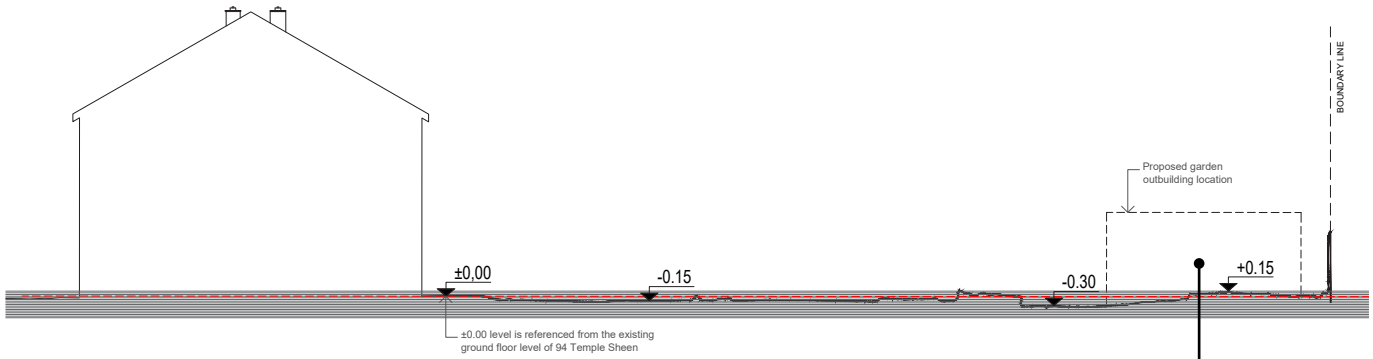
Location of the neighboring tree according to the arboricultural report

4.1 Proposed Extensions
Garden Outbuilding

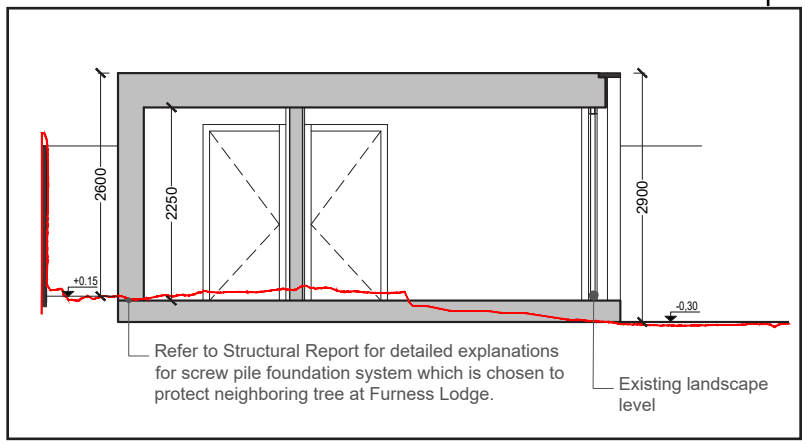
While the screw pile system offers significant advantages for protecting underground organic matter, it also necessitates building the principal mass above ground, which impacts the total building height.

Given these constraints, the building height exceeds the Permitted Development limit for outbuildings of 250 cm in order to achieve adequate internal headroom. By leveraging the existing height difference at the rear of the garden, the outbuilding has been positioned to minimize its impact: the main façade measures 290 cm, while the rear and sides remain within 260 cm from the highest point of the garden level.

With the foundation system above ground and the necessary build ups, we are able to achieve a net 225cm internal height with this approach.



Site section



Section

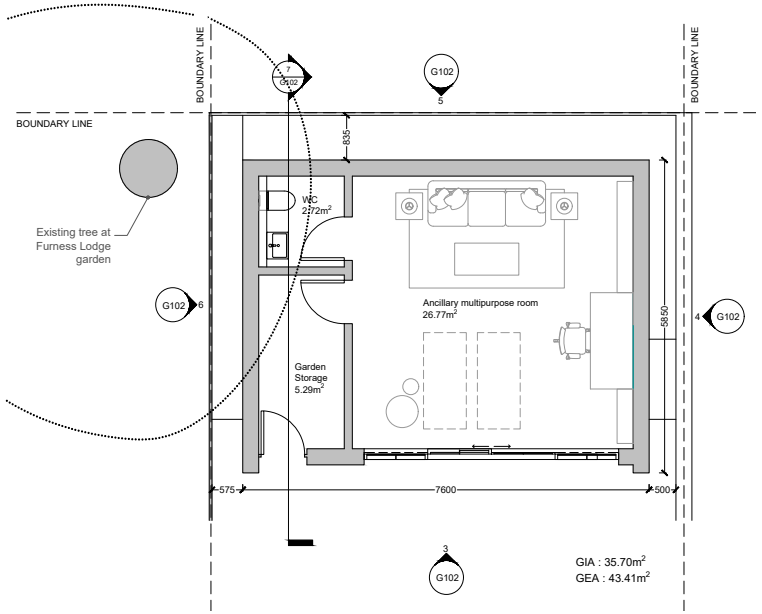
4.1 Proposed Extensions
Garden Outbuilding

The outbuilding is located at the northern end of the rear garden, set back from the boundary fences at all sides. The outbuilding is 7.6m long and 5.85m wide, with a gross internal area of 35.70m^2.

At its core is a versatile, multi-use family room, complemented by an adjacent wet room for added functionality. The design also includes a garden storage area, seamlessly integrated into the interior layout, with the added convenience of external access.

To maximize natural light and create a connection with the outdoors, full-length doors have been incorporated, ensuring the space feels open and inviting. The glass façade incorporates double sliding doors, creating a wide and unobstructed entryway that accommodates wheelchair users with ease.

View from the garden



Ground Floor Plan

5.1 Materials & Sustainability

The new outbuilding is a seamless continuation of the main house featuring dark grey walls and is accentuated by partial dark timber cladding.

The new double-glazed glass doors with the painted black frames will harmonize with the dark timber finish.

The proposed garden outbuilding has been designed to ensure minimal environmental impact while providing a functional and comfortable space for the family. The timber cladding will be responsibly sourced, contributing to a natural aesthetic while supporting renewable material usage. High-performance floor-to-ceiling double-glazed doors will enhance natural daylight, reducing the need for artificial lighting during the day and improving thermal efficiency by minimising heat loss.

The structure will incorporate high levels of insulation, to ensure energy efficiency and maintain a consistent indoor climate year-round, reducing reliance on external heating or cooling systems.


Grey Brick

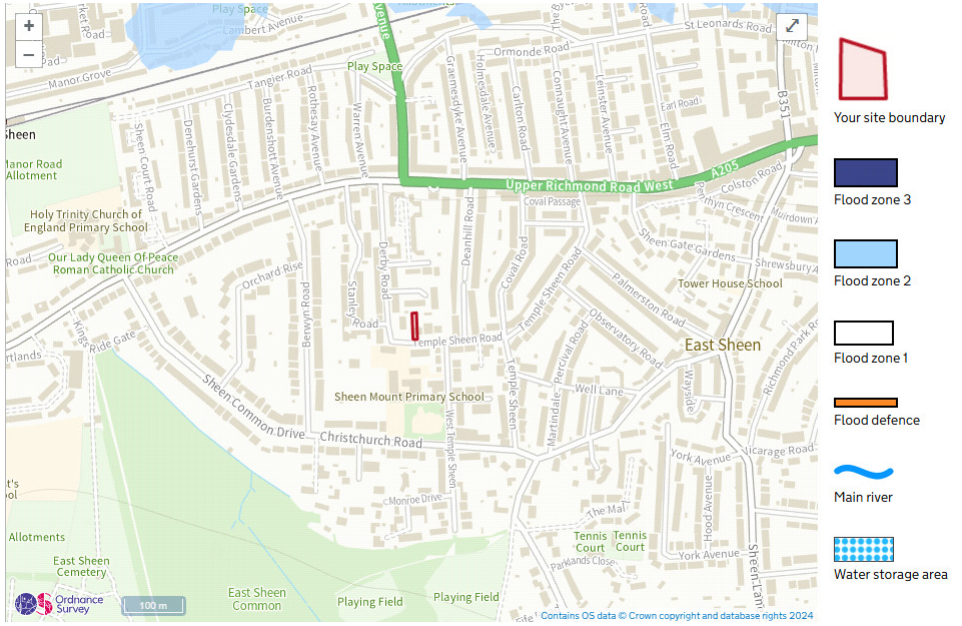

Black Timber Finish

6.1 Flood Risk Assessment

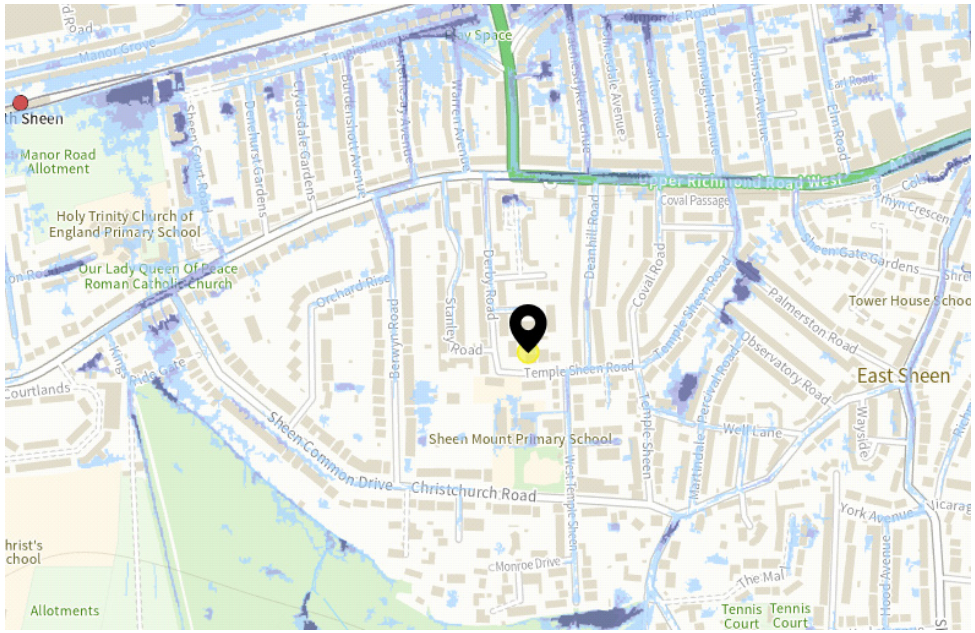
HMG's Flood Risk Mapping for Planning confirms the property is located within low Flood Risk Zone 1 for fluvial and tidal flooding.

In addition, whilst HMG's Flood Risk Mapping for Planning indicates Flooding from surface water, groundwater and reservoirs is unlikely in this area (see Fig 9 below), LBRUT's records suggest the area is susceptible to groundwater flooding and has a 1 in 1000 yr risk of surface water flooding.

The proposed works are not expected to impact flood risk. However, a ground investigation will be conducted prior to construction to assess the presence of any local underground watercourses that may require attention.



No94 is within low Tidal/Fluvial Flood Risk Zone 1 (HMG's Flood Risk Mapping for Planning)



No94 is within low risk of surface water flooding according to HMG's Flood Risk Mapping

6.2 Drainage and SuDS Strategy

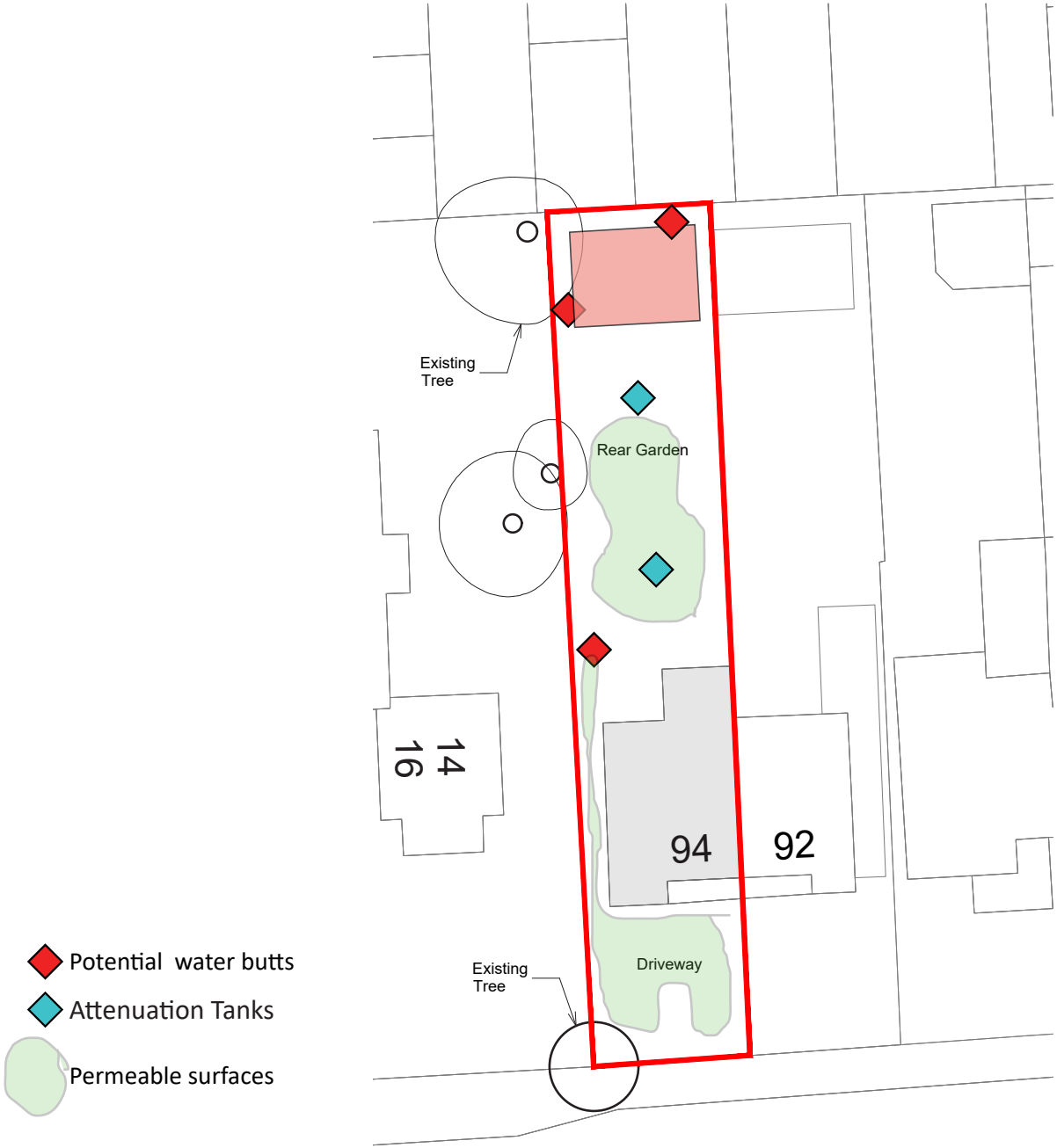
Although the property is in an area with a low probability of surface water flooding, the following potential solutions can be implemented within the site to mitigate the potential impact of the proposed garden outbuilding on natural drainage and reduce runoff.

Potential Key Measures:

- Water butts will be installed to collect and store rainwater from roofs. This harvested water can be reused for activities such as garden irrigation, reducing demand on the mains water supply while slowing the flow of water into the drainage system.

- Attenuation Tanks:
Underground attenuation tanks will be used to temporarily store excess rainfall during heavy storms. These tanks release the stored water gradually into the main drains, preventing potential overloading of the drainage network.

-Permeable Surfaces:
Where applicable, permeable paving or other porous materials will be introduced to reduce surface runoff. These surfaces encourage natural infiltration of rainwater into the soil, mitigating the risk of surface water accumulation.



7.1 Conclusion

In conclusion, the proposed ancillary garden outbilding to 94 Temple Sheen Road has been thoughtfully designed to enhance the existing property while respecting its context and surroundings.

We believe that the design successfully balances the functional requirements of the occupants with the aesthetic and environmental considerations of the site.