

Design And Access Statement for Garden Room at 43 Griffin Crescent

There is no alteration to existing access arrangements for the property.
The garden room is in keeping with the size of similar rooms/sheds in neighbouring properties. (pictures attached)

The Natural ground level has been lowered by 0.6mtr(600mm) to create a building that is only 2.25mtr above the natural ground level at highest point (front elevation) and 2.18mtr at the rear.

This was done to minimize the visual impact for my neighbouring properties due to the ground level being substantially higher than neighbouring plots.

This is supported by both the neighbour's statements

This is also supported by the attached topography graphs available on the internet showing the ground level to be 2.4mtr(8FT) higher at the back of 43 Griffin Crescent compared to 6 doors away (53 griffin crescent)

The Natural ground level being higher is also supported by the Environment Agency website flood risk charts ,which indicate that the corner with 43 Griffin Crescent on it , is at no risk of flooding from rain water or sea level rise, compared to the rest of griffin crescent, which is shown to be lower ground.

The Garden room is not blocking any views, as previously only part of the gravel car park and brick turnstile wall belonging to WICK FC was visible over the fence/previous sheds.

The garden Room has been built to a high level of sound proofing and insulation to minimize the impact on neighbours and the environment.

The room is capable of being used all year round with minimal heating required thereby reducing energy usage.

The floor is solid reinforced concrete covered in 50mm Rectical slab insulation with 18mm chipboard and then topped with 10mm laminate.

The walls are insulated with 75mm fibre glass slab insulation, with 25mm rectical slab to prevent thermal bridging ,covered with 18mm ply to the rear walls and finished with 12mm plasterboard. They external walls are covered in "juniper green" plastic coated corrugated tin (20yr maintenance free)

The roof is built up as a "Warm Roof" ,it is made up of 180mm(7") thick joists covered in 130mm rectical slab,with 18mm osb sheet and covered in 30mm corrugated tin roof (pre plastic coated green)

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Foul Water Impact

The new toilet and shower area will create no extra usage of sewers as the previous outside toilet on the property has been capped off.

Surface Water Impact

Surface water runoff from the Garden room is to be run off to the rear of the building and collected into Water Butts. Which can then be used to water the plants/garden ,reducing water usage at the property.