

02 SUMMERHOUSE PROPOSALS

02.01

EXISTING SITE PHOTOS – REAR GARDEN



02.02

CONTEXT OF A PROPOSED SUMMERHOUSE

HISTORICAL CONTEXT

A Summerhouse has traditionally been a small building or shelter used for relaxation away from the larger main house. Such shelters are intended both as a point to admire views from the garden, and as an attractive feature set within the landscaping.

Summerhouses vary hugely in their architectural language and expression: from joyful buildings full of whimsy to heavily glazed and modern buildings open to the landscape.

Within the historical context of the site - a mid-19th Century grade II listed property - a summerhouse in this location, and of the period, would have been common for both utilitarian and pleasure usage.

Heritage England - Listing Selecting Guide, Garden and Park Structures

2.1 - Buildings of Pleasure

"Even early nineteenth-century urban allotment gardens, used more as pleasure gardens than for vegetable growing, contained summerhouses. Very occasionally these survive and may merit designation"



Historic examples of summerhouses / pavilions



Grade II late nineteenth-century allotment shed on the Hungerhill Allotments, Nottingham, a Grade-II* registered landscape.

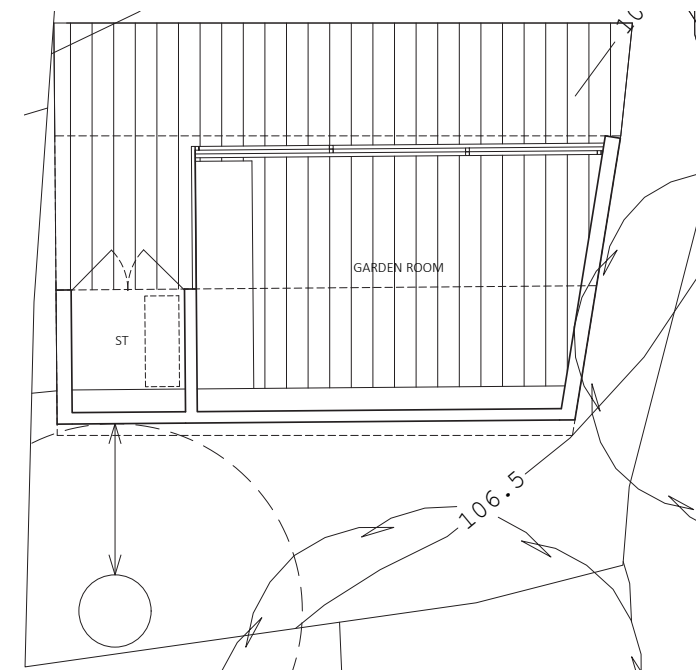
02.03

NEIGHBOURING PRECEDENTS OF SUMMERHOUSES

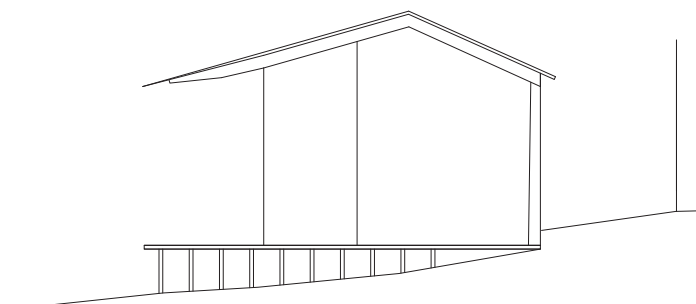
16 Highfields Grove (2022/1699/P)

Consented

To build a single storey extension to the rear of the garage (west side of property). Use of the existing garage as habitable space. Construction of a new single storey garden building to the rear of the garden for use as a garden room and for garden storage.



Proposed Ground Floor Plan

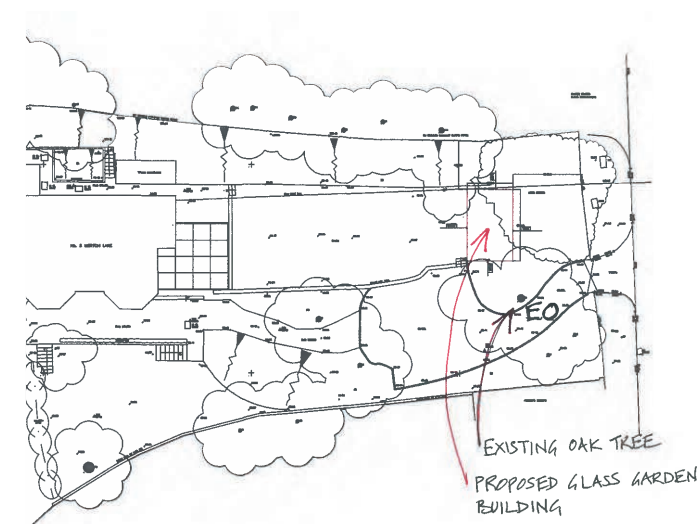


Proposed Elevation

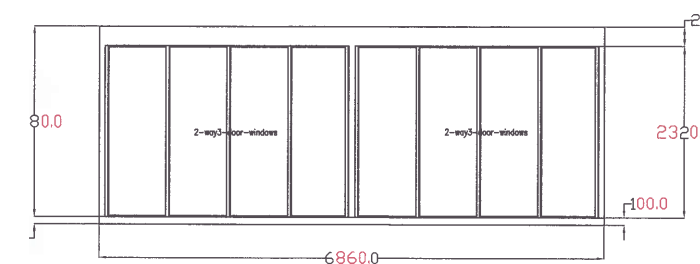
5 Merton Lane (2015/3041/P)

Consented

The erection of a glass garden room located at the end of existing lawn. The design and layout are described in accompanying design and access statement.



Proposed Ground Floor Plan

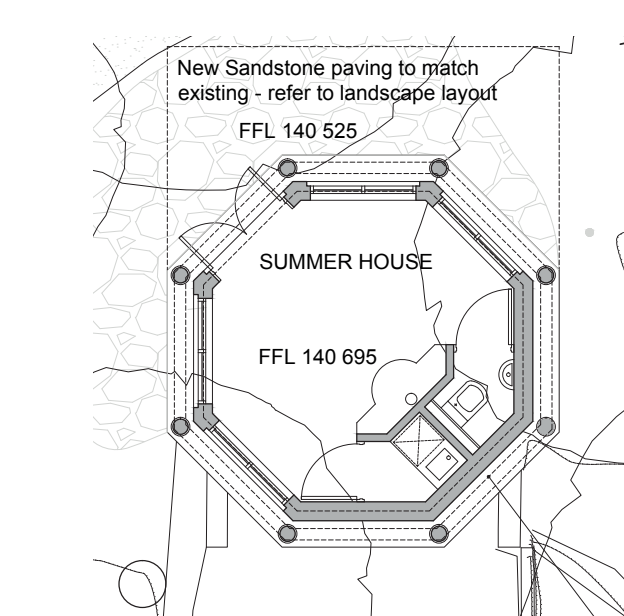


Proposed Elevation

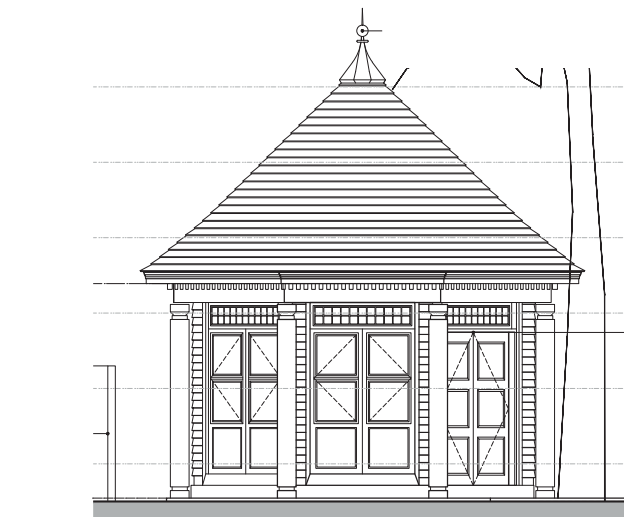
36a Highgate West Hill (2014/0434/P)

Consented

Partial removal of the existing garage on the site and removal of 8 trees covered by a group TPO, and creation of a new woodland summer house and woodland garden to be used in association with the property at 41 Highgate West Hill.



Proposed Ground Floor Plan

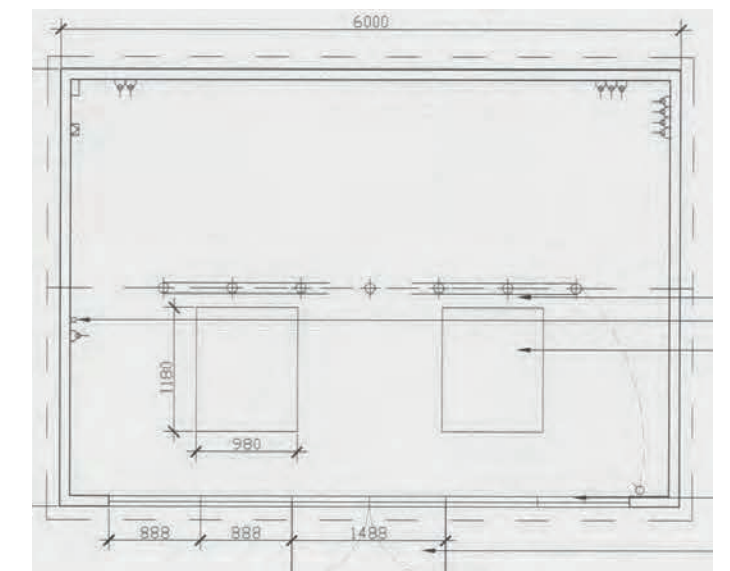


Proposed Elevation

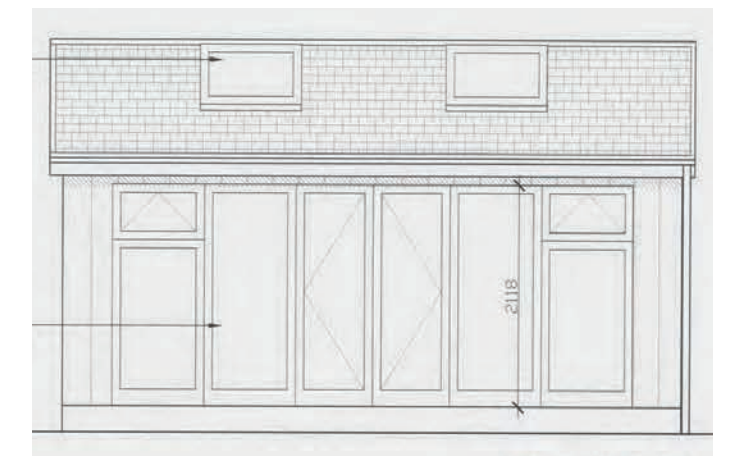
33 Langbourne Avenue (2005/2818/P)

Consented

Erection of a single storey garden room in the rear garden for use as a hobby room.



Proposed Ground Floor Plan



Proposed Elevation

02.04

APPEARANCE AND MATERIALITY

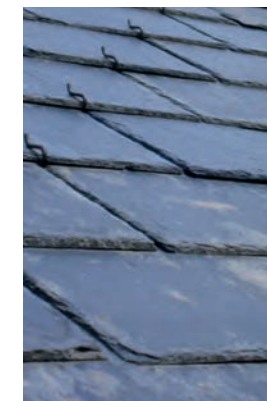
ENGLISH GARDEN VERNACULAR

The proposed summerhouse is designed to provide an area for exercise and relaxation away from the main house, in amongst the garden setting.

The architectural language aims to address the vernacular of nineteenth-century urban gardens in order to sit harmoniously amongst the established existing garden landscape.

The low-lying form does not attempt to compete with the main house. The summer house has been curated to create meaningful visual connections between the interior and the outside leafy garden context, designed for its user and context alike. The areas of glazing are directed at secluded and densely planted parts of the garden to enable the user to appreciate the privacy of the sheltered surroundings while the values of the conservation area are upheld. The proposed summer house nestles amongst the mature trees and shrubs on site, shielded from view of neighbours.

Proposed materials include painted timber with subtle panelling details, rough cut slate tiles and timber framed doors and windows.



02.05

EXISTING & PROPOSED SUMMERHOUSE GYM PLAN

BULK, SIZE AND AMOUNT

The proposed summerhouse will increase the overall built footprint in the rear of the garden. However, the increased floor area proposed will contribute hugely to the provision of useful and functional space in this location and be sited further away from the boundary wall.

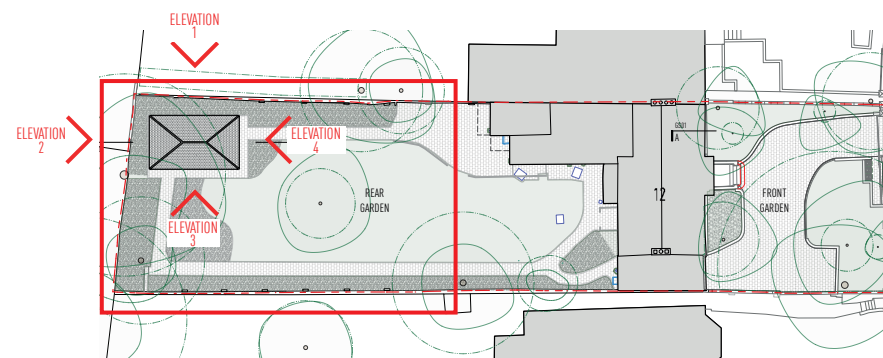
LANDSCAPING

Proposed new hardstanding is kept to a minimum, with much of the existing hardstanding to be removed and replaced with delicate soft landscaping and vegetation. Furthermore, the proposal seeks to re-align the existing stone path - taking advantage to utilise the existing hardstanding area for root-sensitive service runs and utilities. The proposal intends to maintain the English garden feel, re-planting and distributing mature vegetation to shroud the summerhouse within its context. This helps to retain and protect the natural beauty of the garden, and more widely the Conservation Area.

This is proposed in line with Policy 6.49 of the CPG1, which states:

"hardscaping makes a significant contribution to the character of the Borough.. to help integrate the development with its surroundings and contribute to the sustainability of the project we will expect:

- the selection of materials, patterning and methods of workmanship to consider those already in use...
- traditional and natural materials used...
- use of salvaged and reused materials..."

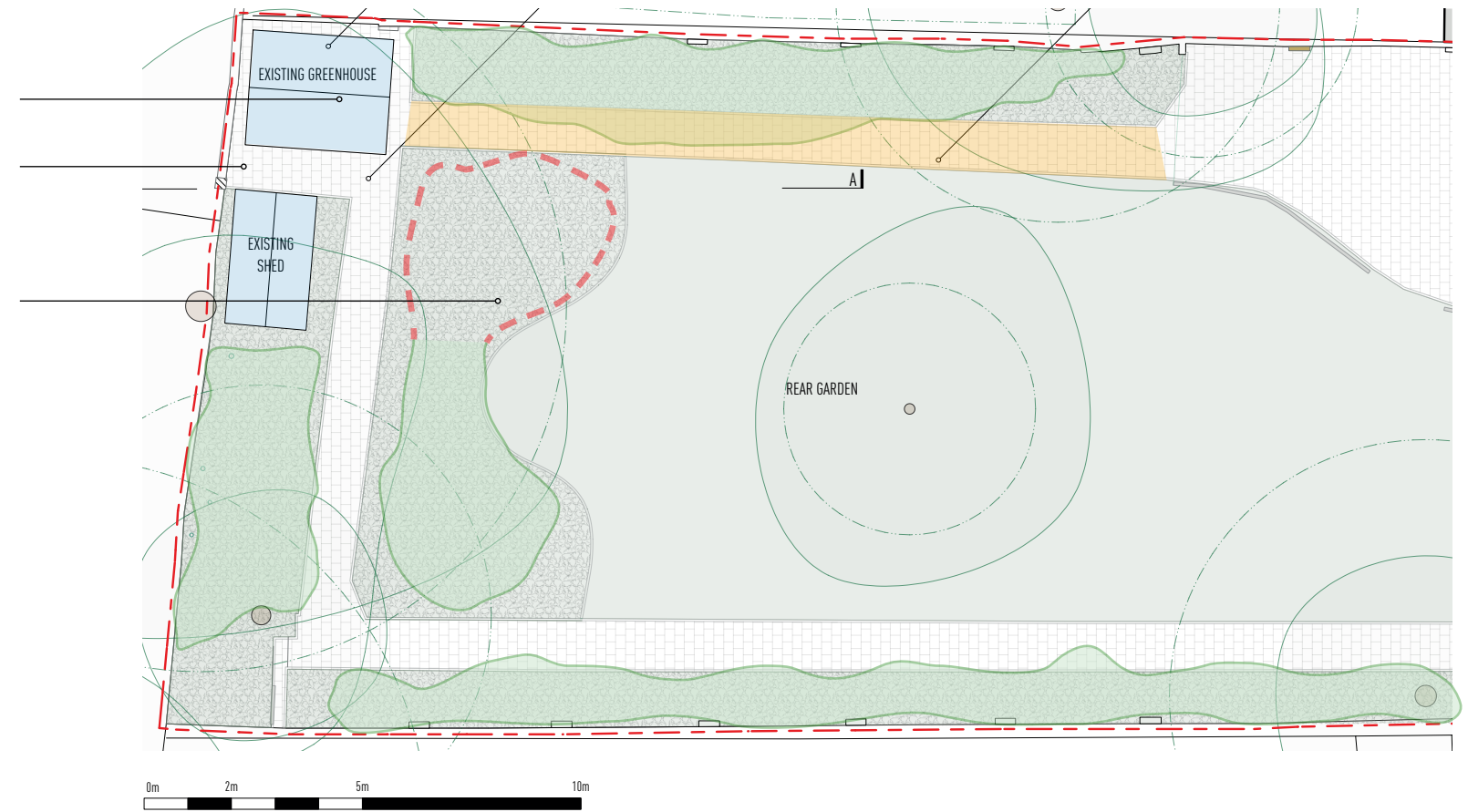


Rear Garden Location Key Plan

Existing shed and glasshouse to be removed

Existing hardstanding to be replaced with soft landscaping

Minimal vegetation to be removed for proposed summer house



Proposed Rear Garden Plan

Additional vegetation and planting to form green buffer to boundary wall

Existing path relaid and re-aligned in parallel with path to south east

Additional vegetation and planting to form garden beds surrounding summerhouse

- Vegetation removed
- Additional vegetation
- Existing vegetation
- Building Fabric (Footprint)
- Access path



Proposed Rear Garden Plan

02.06

EXISTING & PROPOSED SUMMERHOUSE GYM ELEVATIONS

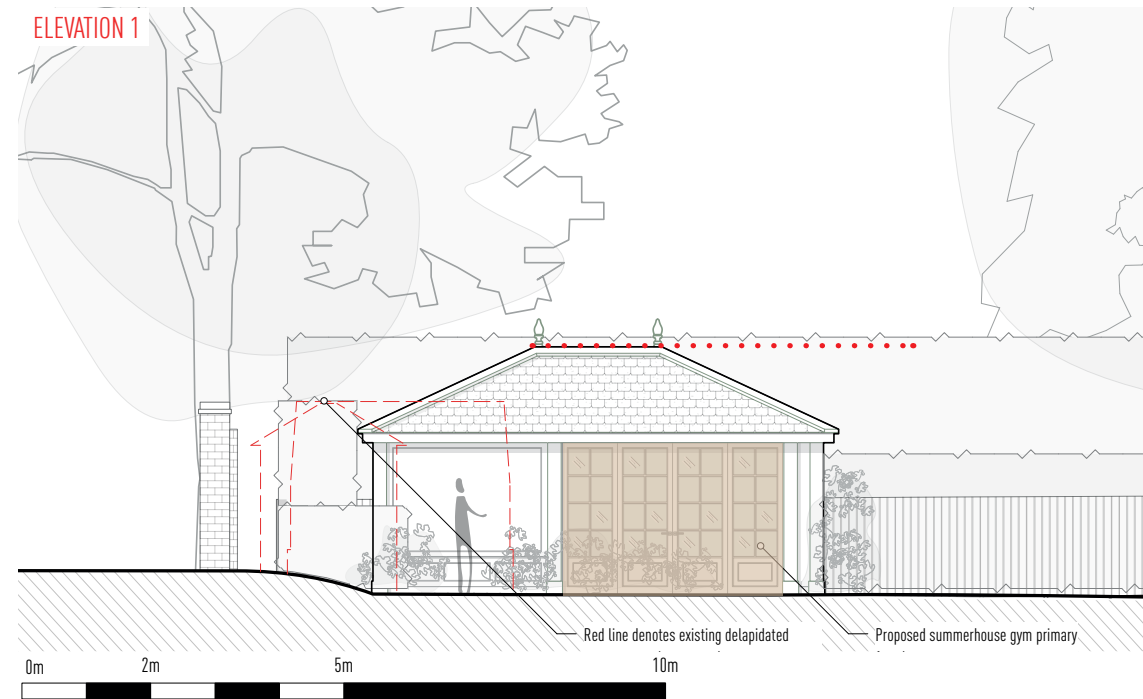
HEIGHT AND VISUAL IMPACT

The proposed summerhouse is substantially subordinate to the main house in size and stature, presenting painted timber facades with subtle panel details in an English garden style. A traditional slate pitched roof with low eaves ensures the structure does not dominate at the rear of the garden, protecting views from neighbouring gardens and remaining shrouded behind existing shrubs.

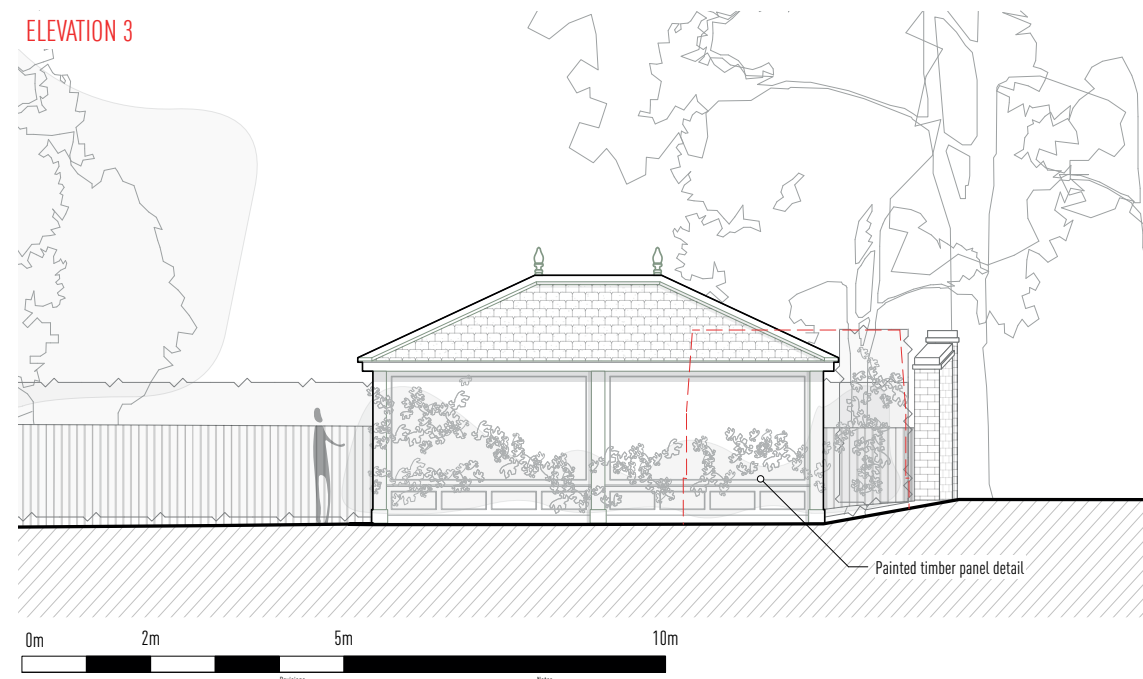
This is proposed in line with Policy 4.24 of the CPG1, which states:

“Development in rear gardens should:

- *ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host garden*
- *not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area*
- *use suitable soft landscaping to reduce the impact of the proposed development*
- *ensure building heights will retain visibility over garden walls and fences*
- *use materials which complement the host property and the overall character of the surrounding area...*”

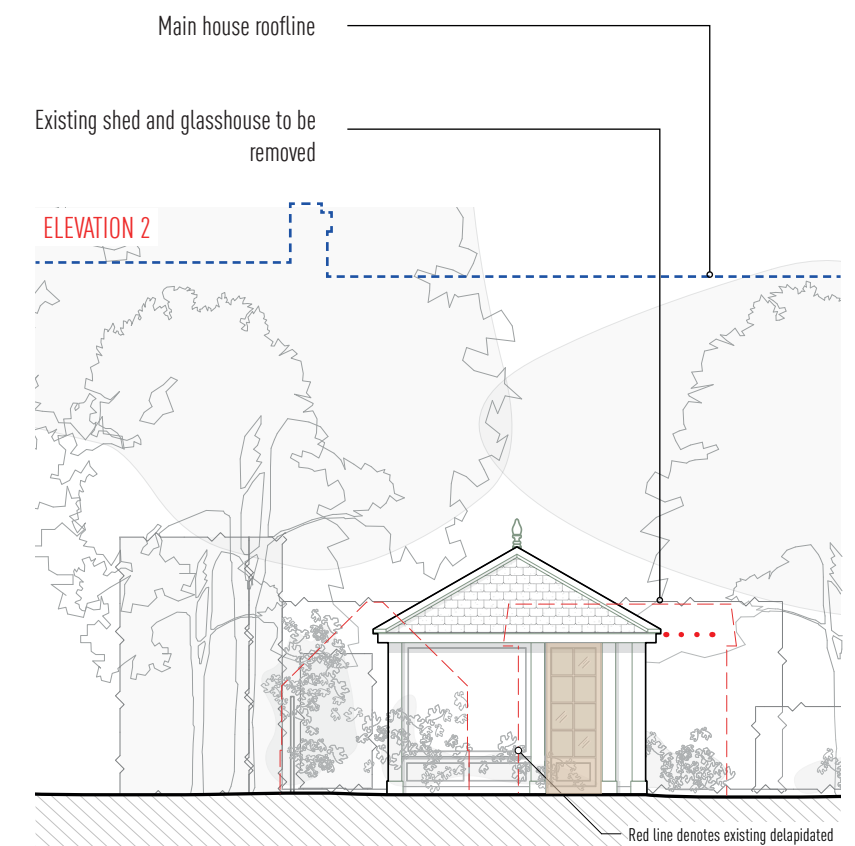


South and West Summer House Elevation



North and East Summer House Elevation

Timber glazed doors and windows



Summerhouse shrouded by existing shrubs and vegetation

