

DESIGN, ACCESS & HERITAGE STATEMENT

Site Address: 23a Hampstead Lane, Highgate, N6 4RT

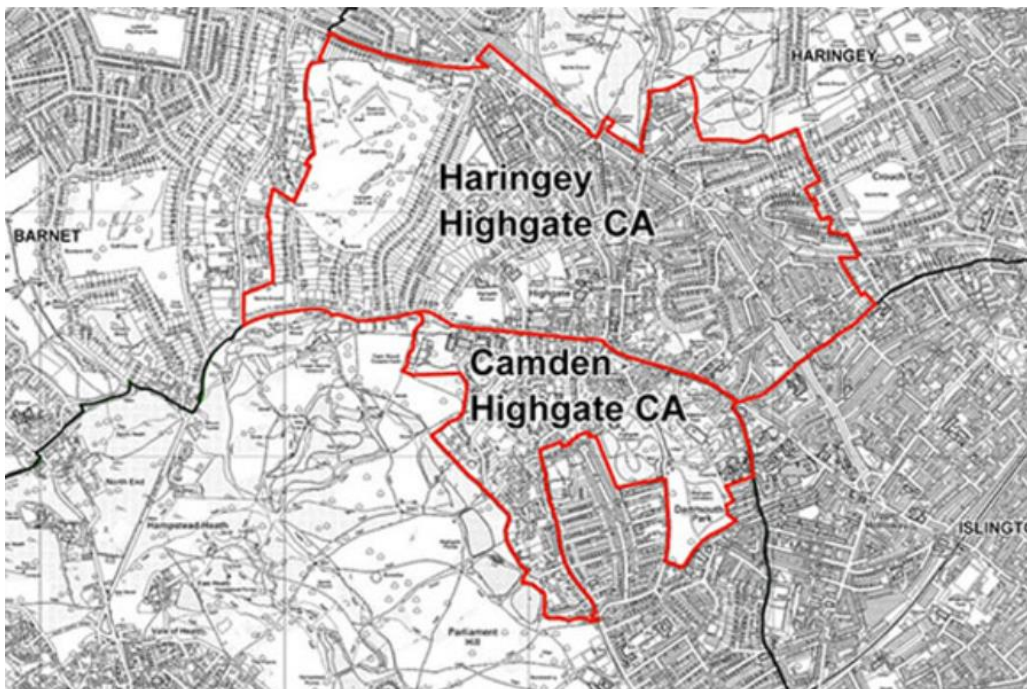
Proposal: Erection of a detached timber outbuilding

Introduction: The applicant seeks to erect a timber garden building in the rear garden which will be used a home office; the use of which will be incidental to enjoyment of the main dwelling house.

Introduction:

In line with the guidance contained in the National Planning Policy Framework (NPPF), this section describes the significance of the relevant 'heritage asset' affected by the proposed development and assesses any potential impacts of the development on the significance of this heritage asset.

The heritage asset in this case is the Highgate Conservation Area.



Highgate Conservation Area.

Designation Summary:

Hampstead Lane is residential street in North London, which is predominantly terraced, semi-detached properties and flats.

Responsibility for Planning Permission lies with Camden Council.

The property is within a pleasant location and the applicant has been mindful to respect the architectural nature of nearby properties with a stylish Ultra garden room with its stunning contemporary design.

The Highgate Conservation Area, located in the borough of Camden, is a picturesque and historically significant neighbourhood nestled on the fringes of North London. This area showcases a harmonious blend of natural beauty, architectural marvels, and rich cultural heritage.

One of the notable points of interest in the Highgate Conservation Area is Highgate Cemetery, renowned for its stunning Gothic architecture and being the final resting place of prominent figures such as Karl Marx, George Eliot, and many others. It serves as a serene haven with beautifully landscaped paths and captivating stories etched into its tombstones.

Another highlight is Highgate Village, where charming Georgian and Victorian houses line the streets, offering a glimpse into the area's architectural heritage. Here, visitors can explore quaint shops, cozy cafes, and traditional pubs amidst a serene and welcoming atmosphere.

Spanning across the area, Highgate Woods provides an escape into nature with its ancient woodland and tranquil pathways. These woods also house one of London's oldest surviving woodlands, known as Queen's Wood, offering a refreshing retreat for nature enthusiasts and walkers alike.

Furthermore, the area boasts architectural gems like Lauderdale House, historically linked to the Civil War, and the Highgate Literary and Scientific Institution, promoting intellectual growth and cultural activities.

The Highgate Conservation Area is not only a feast for the eyes but also a testament to the preservation of history and natural beauty. Its unique combination of cultural landmarks, enchanting green spaces, and stunning architecture make it a must-visit destination for those seeking an escape from the hustle and bustle of urban life.

Effect of the proposal on the character & appearance of the area:

The new building will be located in the rear garden and will not be visible from the road.

The new building will not block any light, it will not impact any rights of way or access to this or any other properties.



Street scene



Front elevation of main property



Access to the rear garden



Proposed build site (rear garden)



Computer generated image of proposed garden room (not to scale)

Design of the building – Scale, Bulk, Design Approach:

Designed and manufactured in Suffolk, the building has a low-key design to blend in with its surroundings and will be thoroughly in keeping with the property and the area.

Range & Size ULTRA 3.2m x 4.3m

Internal measurements 3188mm x 4259mm (13.5sq metres)

Ceiling height of 2085mm at the highest point

External measurements 3458mm x 4984mm

Roof height of 2465mm

Access to the building is via a simple set of glazed double doors.

Walls: Elevated & insulated floor on 150mm joists with T&G flooring over. All timbers are stained and fully pressure treated. 15mm MDF substrate ceiling. 40mm - 45mm foil faced polyisocyanurate insulation is used throughout. All external walls are clad in floating Western Red Cedar which is left untreated to weather naturally. Long-life (Flood) coating is applied to all other exterior timber surfaces.

EXTERIOR COLOUR = Anthracite Grey (Chassis Only)

Windows: Anthracite Grey UPVC exterior with white interior windows throughout. Double glazed with low-e coating. 28mm sealed units, night vent, key operated window locks with multipoint locking. Friction stay hinges.

Doors: Double doors. Anthracite Grey UPVC exterior with white interior. Double glazed with toughened glass 28mm sealed units. Multipoint Locking. Right leaf as master opening outwards. Rear single door opening inwards.

Roof: Hidden roof with cedar feature fascia on three sides. Integrated soffits. EPDM rubber finish for longevity on 18mm OSB substrate for solidity. Guttering fixed to rear with downpipes positioned to ground.

Previously installed example:

for reference only and does not reflect the size of building in this application



Computer generated image:

to specification but not to scale



All SMART buildings are modular which means that they can be installed on site in a matter of just a few days, rather than weeks.

All SMART buildings can be deconstructed and moved and are therefore not considered as permanent structures.

Rainwater Mitigation



The garden room is going to be sited upon galvanised steel ground screws.

The top of the screws will be installed flush to the ground level as indicated in the image, and the garden building will therefore be sited above ground level.



The garden building will be installed with guttering to the rear with a downpipe, which will be fed into a water butt, as indicated in the image below.



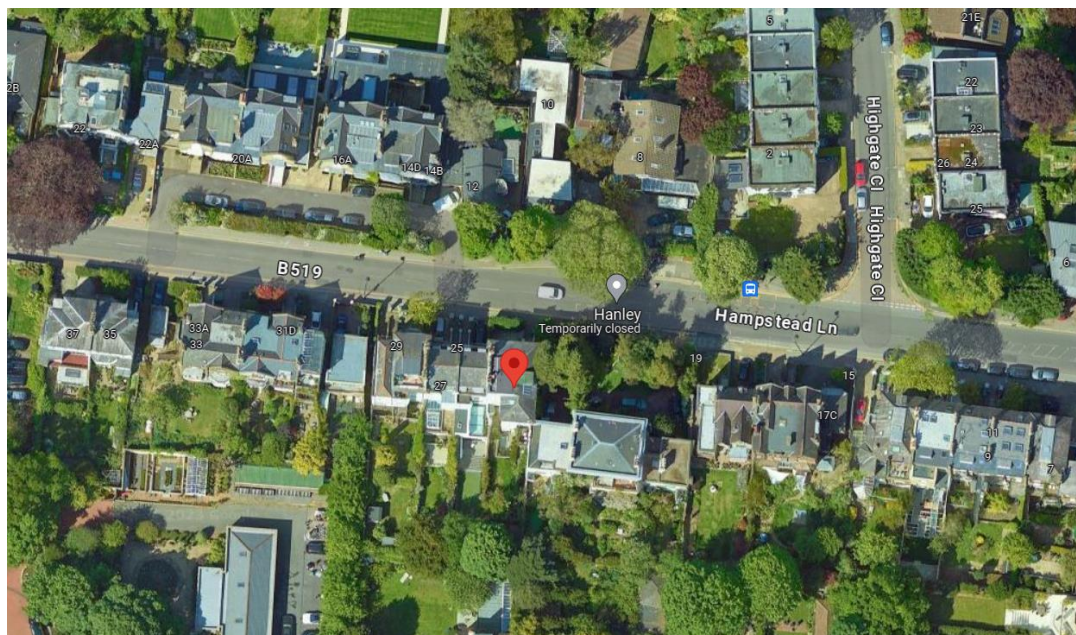
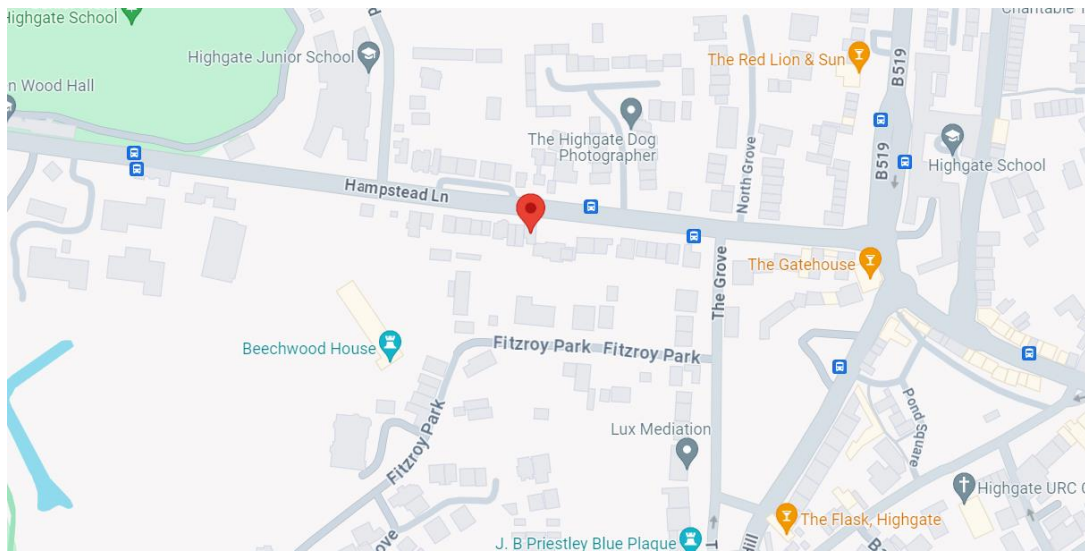
NB: All images for example only.

Therefore, the installation of this garden building should not cause any concerns in terms of rainwater dispersion.

Amenity of neighbouring occupiers:

The size, height and outlook of the structure prevent it giving rise to any residential amenity concerns in relation to privacy, overlooking or daylight and sunlight. The rear garden is bordered by brick walls and fencing on all sides, which shields the site from view.

The rear garden backs onto the gardens of the properties on Fitzroy Park so is not directly overlooked by neighbouring properties at all to the rear.



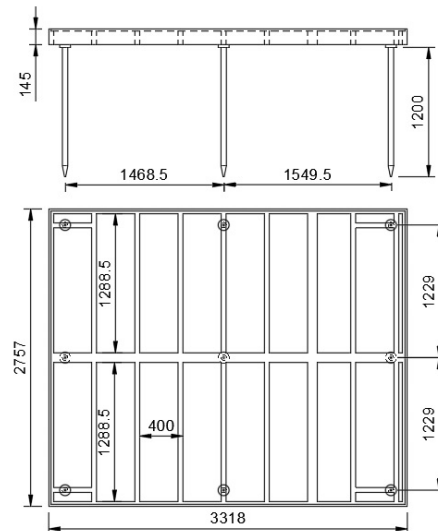
Most of the neighbouring properties have installed outbuildings in their rear gardens, of different sizes, heights and designs.

The structure is therefore considered to be acceptable with regards to the amenity of neighbouring occupiers.

Effect on trees and landscape / Biodiversity:

The proposal of this small and well-designed ancillary garden structure has no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.

The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation, especially tree roots.



Ground screw cross section and plan:

Screws are placed at approx. 1.5m apart.

NB: This is for reference only and does not reflect the size of building in this application.

Conclusion:

The proposed garden room will be used as a garden office, allowing the applicant the flexibility to work from home as and when the need arises, independently to the main house. The structure has been carefully designed to respect the character, form, scale, and materials of the property and surrounding area.

Due to its unique design, it will provide a visually stunning outbuilding available to the applicant for all year round.

It is therefore considered that the proposal will have no harmful effect on the character and appearance of the Highgate Conservation area guidelines, which will be preserved. Nor is it considered to adversely affect the setting of nearby listed buildings.