

RoundRobin
studio



41C Upper Park Road
DESIGN & ACCESS STATEMENT

P2103

15 January 2024

Revision 00

RIBA 
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Document

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PROJECT DATA

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1 OVERVIEW

1.1 Proposal

This Design and Access Statement has been prepared to accompany the planning application for a garden outbuilding to be used as an office space at no 41C Upper Park Road.

This application seeks planning permission for a rear garden outbuilding, a lightweight construction garden office and storage, which will remain entirely ancillary to the dwelling house.

The proposed materials are understated, natural materials: the natural timber cladding, anthracite colour fascia and the double glazed window frames, together with the green roof complement the existing materials on site, using a consistent design language and providing proportionate and appropriate additional space to the host property.

Natural timber cladding



Anthracite frame double glazing



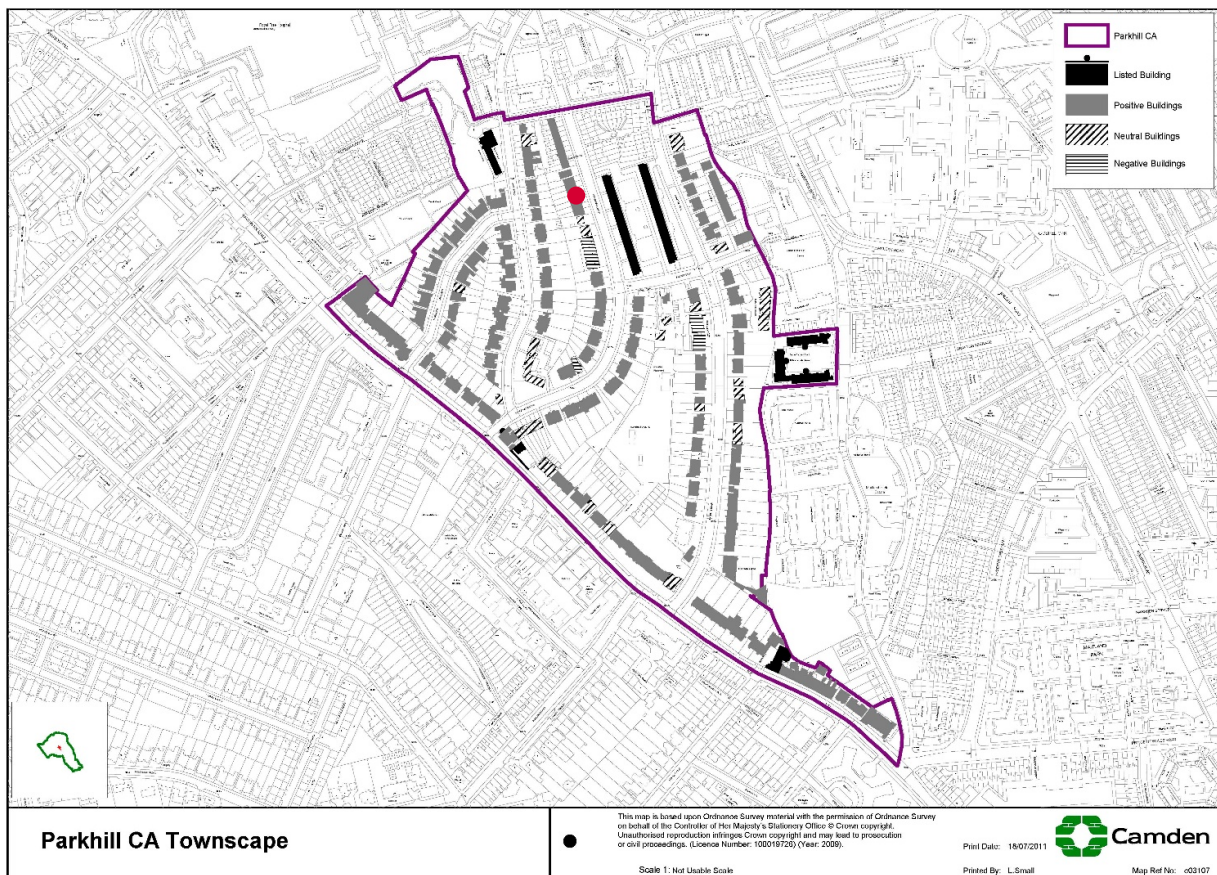
1.2 Site Description

The application site is located on the western side of Upper Park Road, to the east of Lawn Road. It is part of the Parkhill and Upper Park Road Conservation Area.

Villas line Upper Park Road from Haverstock Hill, with some postwar blocks of flats interspersed. At the northern end on the east side, the street block is dominated by the grade II listed Barnfield block of flats which boasts neo-Georgian proportions in a pale brick, reflecting those of Woodfield to the east.

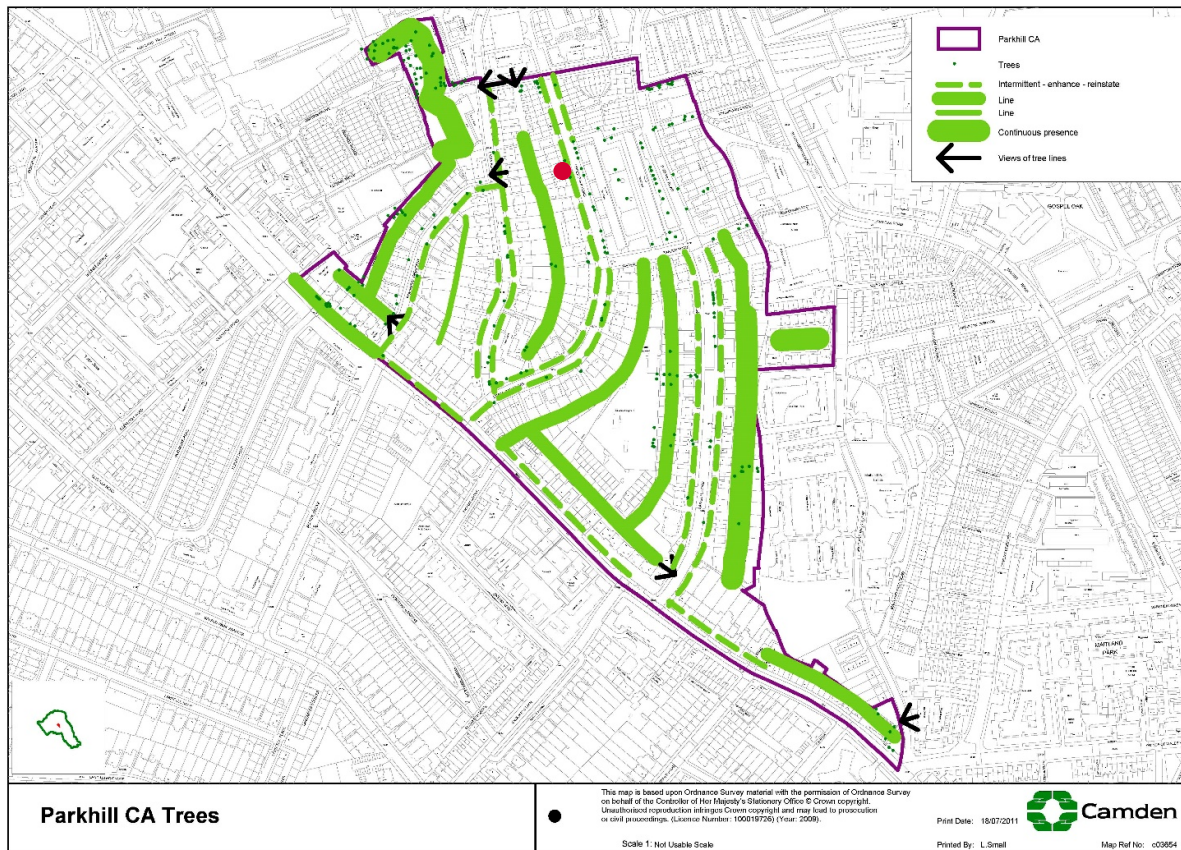
At the north end there is a mix of 1930s Arts and Crafts/ Metroland and modern styles. In this area there have been many alterations.

No. 41 Upper Park Road is an example of a Victorian terrace house, a positive building and a well-preserved example of this leafy Victorian suburb, almost exclusively residential and homogenous in its scale and character. Upper Park Road is curved and sloping, which gives it a picturesque quality. No. 41 has dedicated access to separate apartments: Ground and Lower Ground Floors (the application site), First and Second Floor flats.



Parkhill CA Townscape

A prominent feature of the area is vegetation, especially to the rear of properties. The rear gardens between the terraced properties remain mostly underdeveloped and are an important amenity for local residents. They are a host to wildlife and are defined by flowering shrubs, fruit and mature trees. The existing rear garden to Flat C 41 Upper Park Road extends to approximately 17.5m with low density planting.



Parkhill CA Tree Character

1.3 Site Photographs



41C Upper Park Road Front of House



41C Upper Park Road Rear Garden



41C Upper Park Road Rear Garden



41C Upper Park Road Rear Garden and Elevation

2 PLANNING

2.1 Planning Policies

The proposal takes into account the National Planning Policy Framework, The London Plan 2016 and the statutory policies in Camden Local Plan (adopted 2017), supplementary planning documents, planning briefs and other informal written guidance:

National Planning Policy Framework 2023

Section 12 Achieving good design

London Plan 2021

3.4 Optimising housing potential
 3.5 Quality & Design of Housing Developments
 3.14 Existing Housing
 7.1 Building London's Neighbourhoods and Communities
 7.4 Local Character
 7.6 Architecture
 7.8 Heritage assets and archaeology
 7.19 Biodiversity & Access to Nature
 7.21 Trees & Woodland

Camden Local Plan 2017 (2021)

LP1 Design Quality and Local Character
 LP2 Development and Amenity
 LP4 Non Designated Heritage Assets
 LP6 Archaeology
 LP16 Housing design
 CC3 Water and Flooding

Supplementary Planning Guidance and Documents

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy
 London Borough of Camden Local Plan 2017 (D1 and D2)
 Home Improvements – Camden Planning Guidance – January 2021
 Camden Planning Guidance: Trees – March 2019
 Camden Planning Guidance: Biodiversity – March 2018
 Camden Planning Guidance: Amenity – January 2021
 Camden Planning Guidance: Water and Flooding – March 2019

2.2 Green Roof Proposal

In line with policies A2/A3 of the Local Plan and the Home Improvements – Camden Planning Guidance (Jan 2021) we propose that the garden studio is equipped with a **Green Roof**. The proposed system is a Bauder XF301 Sedum Blanket, a sedum mat product developed for use directly over the waterproofing system without the need for a secondary substrate growing medium, making it a very light all in one sedum system, with minimum impact on structural sizing. It comprises mature sedum on 20mm of extensive substrate and incorporates a multifunctional water retention and filter layer. The system is suitable for both new build construction and retrofit refurbishment projects.

An intensive green roof will require the regular maintenance associated with the planting scheme and landscape design, whereas an extensive green roof will need only minimal maintenance (maybe one or two visits a year) to ensure that any unwanted species do not become established. The proposed system is an extensive one, thus requiring only two inspections a year, in spring and autumn, to ensure that the outlets are maintained.

This maintenance work is undertaken by experienced engineers who will carry out the necessary risk assessments and comply with all current health and safety legislation throughout the duration of the work. A full inspection and evaluation is carried out and a bespoke report provided with photographic verification outlining the condition of the planting and any areas requiring on going treatment:

- Fertilising – application of a granular, organic slowrelease fertiliser is essential to provide the plants with nutrients enabling them to become hardy enough to resist extreme cold, heat and drought.
- Debris – removal of all debris and leaves from the roof surface, rainwater outlets, chutes and gutters.
- Plant encroachment – removing excess vegetation that is encroaching into areas surrounding rainwater outlets, walkways, pebble barriers, gutters etc.
- Weeding – removal of unwanted vegetation, especially saplings etc either by hand or using a 'weed wipe'.
- Repairing bare patches – once weeding has occurred, bare patches can remain which are covered using remaining sedum vegetation from cuttings.
- Monitoring colour and growth – the vegetation will naturally change colour depending upon the time of year and prevailing weather conditions. Monitoring growth vigour and colour will identify how healthy the vegetation is or if it needs additional support.
- Vegetation barrier – Clear the pebble margin of leafs and organic matter, remove unwanted vegetation. n Promenade tiles or paving slabs – ensuring they are in good condition and secure in their original position.
- Rainwater pipes – free from blockages to enable water to flow freely through them.

Establishment Watering Requirements: XF301 requires surface watering for the first 4 weeks following installation (to ensure that the sedum blanket remains moist to the touch). It is the responsibility of the roofing contractor to liaise with the main contractor/building owner to provide water to ensure that the vegetation mat does not dry out during this period.

An adequate mains supply of sufficient pressure must be available and operational prior to the sedum blanket being delivered and installed. Irrigation systems (where fitted on roof slopes above 10°) must be operational, but initial watering in of the fertiliser must be by surface mounted sprinklers.

Fertilizer - Bauder Xero Flor Organic Fertiliser: Bauder Sedum Blankets are grown in a shallow growing medium which contains very little nutrient, so the annual application of fertiliser is crucial to ensure that the plants remain healthy. Fertiliser should ideally be applied during March/April, as it helps the plants to prepare for extreme weather conditions and flowering whilst also allowing the different species to gain sufficient nutrients without competing against each other.

Organic fertilizer can be obtained direct from Bauder in 25kg bags, which is sufficient for an area of 312.5m² when applied at the recommended rate of 80g/m². Areas of up to 30m² may be applied using either a handheld spreader or strewn by hand from a bucket. The fertiliser is to be applied at the given rate written on the bag.

It is recommended that the fertiliser is lightly 'watered in' immediately after application, to avoid "burning" of the foliage, which may occur if fertilizer pellets settle on the leaves. Dung-based organic fertilizers should be avoided.

A mixture of sedum species, some mosses and grasses, the proposed green roof is a selection of native Sedum species: Album, Ellacombianum, Floriferum, hybr. Czar's Gold, Montanum, Kamtchaticum, Oreganum, Pulchellum, Reflexum, Rupestre Angelina, Sexangulare, Spurium 'Coccineum' (Purple Carpet), Spurium, Spurium 'Summer Glory', Stenopetalum, Stolobiferum, Saxifraga Granulata, Sedum Hispanicum.

3 DEVELOPMENT PRINCIPLE & IMPACT ASSESSMENT

3.1 Principle of Land Use

The site is already in residential use and therefore, from a land use principle, there would be no change to use. The proposal aims to enhance the amenity and garden enjoyment of the ground floor flat.

The proposed garden studio will be used primarily as a home office with dedicated office storage.

3.2 Design & Impact upon Character and Appearance of the Surrounding Area

The proposed studio will have minimal impact on the amenity of neighbours, the local biodiversity and it does not detract from the generally “soft” and green nature of the character area.

The outbuilding will remain visually subordinate at the left end of the rear garden. The footprint accounts to less than 17% of the total rear garden area. The materials being used, such as natural timber will cladding will complement the host property.

The proposed design will receive adequate daylight via full height doors and windows, facing east.

3.3 Impact upon Residential Amenity

The garden studio height will not exceed 2.7m. Due to the nature of the rear development, this will not have any impact at street level. The proposed outbuilding will complement the host building, to provide usable space away from the building while not endangering the surrounding amenities through overlooking, overshadowing, light spilling or noise.

The proposal would have no harmful impact on the residential amenity of neighbouring occupiers.

4 CONCLUSIONS

This proposed outbuilding as a garden studio would provide an enhanced accommodation standard for the current occupiers and it would not have any impact on the individual neighbouring amenities around 41 Upper Park Road.

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