

16 April 2024

Flat C, 37 Adamson Road, NW3 3HS

PLANNING, DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

- 1.1. This planning, design and access statement has been prepared in support of a householder planning in a conservation area for the above referenced site and in consideration to all relevant planning policies and other material planning considerations.
- 1.2. The document should be read in conjunction with the documents and photographs submitted with the application.
- 1.3. This document seeks to justify that the proposed works will maintain the character of the existing building and respect the neighboring context.
- 1.4. The application is submitted for consent to the erection of outbuilding to rear garden with green roof in similar fashion to other neighboring outbuildings.
- 1.5. Similar proposals in the immediate surrounding area have been granted - including among others the granted erections of outbuildings in 13A Crossfield Road (2021/3683/P), 15a Crossfield Road (2015/2128/P) and 17 Crossfield Road (2012/2767/P).
- 1.6. The property shares walls with 17 Buckland Crescent, which has a substantial 2 storey structure along with a smaller single storey structure built close to the boundary, 15 Buckland Crescent which has an existing structure in the rear garden and 13A Crossfield, which was granted permit to build an office garden in 2021.



2.0 SITE AND SURROUNDING AREA

- 2.1 37 Adamson Road is a Victorian home that has been converted into 5 flats over 4 floor levels (Lower Ground, Upper Ground, First Floor and Second Floor).
- 2.2 The main entrance to the building can be achieved via a door to the upper ground level accessible via steps from the street.
- 2.3 The building is constructed of a solid brick construction with red London bricks to the front façade and has a tiled roof. Two joint chimney stacks can be found to the sides of the property.
- 2.4 The house is located in the Belsize Conservation Area.
- 2.5 The house is not listed.
- 2.6 A search of the Camden Borough website revealed a number applications to carry out tree works only.



Existing OS extract indicating existing outbuildings in rear gardens of 17 Buckland Crescent, 15 Buckland Crescent and 13 Crossfield Road.

3.0 RELEVANT PLANNING HISTORY

- 3.1 Other similar approved garden office applications in Crossfield Road

15a Crossfield Road	2015/2128/P	Granted 18.9 Sqm
17 Crossfield Road	2012/2767/P	Granted 20.6 Sqm
13A Crossfield Road	2021/3683/P	Granted 17.5 Sqm

4.0 PROPOSED DEVELOPMENT WORK

- 4.1 The proposal relates to Flat C, which is spread over the Lower Ground Floor and Upper Ground Floor on the righthand side of the building (please see site plan and photos below).
- 4.2 This application seeks to provide a garden office with an area of 19.5 Sqm in view of changing working practices.
- 4.3 The proposal is for the garden office to be sited at the rear of the garden. The height will be 2.5m, the area 19.5 Sqm and it will take up less than 25% of the garden.
- 4.4 The site office will be erected on top of a raised concrete slab to ensure stability and mitigate flooding risk.
- 4.5 The proposed finishes are:
 - Sustainable timber cladding
 - New powder coated doors
 - Sunpipe roof light
 - Sedum roof
- 4.6 The structure will also be fully insulated.
- 4.7 There will be a 600 mm service strip all-round the sides and rear of the structure.
- 4.8 There are no existing trees affected by the proposals, but the location of the outbuilding on an existing raised deck ensures in any event that there would be no harm to tree roots.
- 4.9 All new external work will be carried out in materials that resemble, as closely as possible, in color and texture those of the neighboring outbuildings.
- 4.10 Overall, there would be no adverse impact on residential amenity, as the outbuilding would be set sufficiently away from neighbouring boundary fences and /or windows to ensure that there would be no impact on light or outlook.





Note: existing small outbuilding will be removed as part of the proposed works