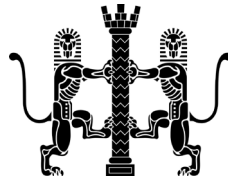


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Design & Access Statement:
14 St. Paul's Crescent, London NW1 9XL

Sauna Outbuilding and associated
landscaping.

1.0 Site Description

14 St Paul's Crescent is a 19th century end of terrace town house situated within Camden Square Conservation Area. The property recently gained planning consent for the erection of single storey rear extension with sedum roof and roof lights (2022/4335/P and 2023/0645/P).

2.0 Project Description:

The proposal is for a small sauna outbuilding in the rear garden of the property, alongside associated landscaping improvements.

3.0 Discussion of Proposed Works

Sauna Outbuilding

The sauna outbuilding has been designed to be considerate to neighbouring properties and as such is a modest timber structure, designed to nestle within the wider landscaping of the garden. The garden structure has proposed external materials of shingles and horizontal weather boarding and a copper roof. The sauna will have an electric stove, preventing the need of a chimney.

The outbuilding will be screened from the North East by trees and the existing boundary wall. It will be further screened from the North West by an existing shrub and existing fencing.

Landscaping

As part of the landscaping it is proposed to include a pond and linear paving, allowing vegetation to grow through the path to both the sauna and the pond.

4.0 Sustainability

All new elements, materials and build-up insulation values will be specified to meet or exceed the relevant Building Regulations.

5.0 Access

Access conditions are not altered by the proposals.

6.0 Conclusion

The sauna outbuilding will have minimal impact on the surrounding properties, and will be mostly screened by greenery. The proposed materials have been chosen to ensure its subservience as a garden structure, and the landscaping has been considered to ensure the proposal is well located within the garden.



14 St Paul's Crescent ©2022 Google Imagery



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Achievement Award 2021