

RoundRobin

studio



41C Upper Park Road

DESIGN & ACCESS STATEMENT

P2103

3 May 2024

Revision 01

RIBA 
Chartered Practice

Revision	Description	Issued by	Date	Checked
00	Full Planning Application	AM	15/01/24	AM
01	Full Planning Application	AM	03/05/24	AM

Document

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3 May 2024

PROJECT DATA

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CONTENTS

1	OVERVIEW	3
1.1	Proposal	3
1.2	Site Description	4
1.3	Site Photographs	6
2	PLANNING	8
2.1	Planning Policies	8
2.2	Green Roof Proposal	8
2.3	Rain Water Run-off	9
2.4	Tree and Biodiversity Protection	9
3	DEVELOPMENT PRINCIPLE & IMPACT ASSESSMENT	10
3.1	Principle of Land Use	10
3.2	Design & Impact upon Character and Appearance of the Surrounding Area	10
3.3	Impact upon Residential Amenity	10
4	CONCLUSIONS	11

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 windows with timber 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



Timber frame double glazing



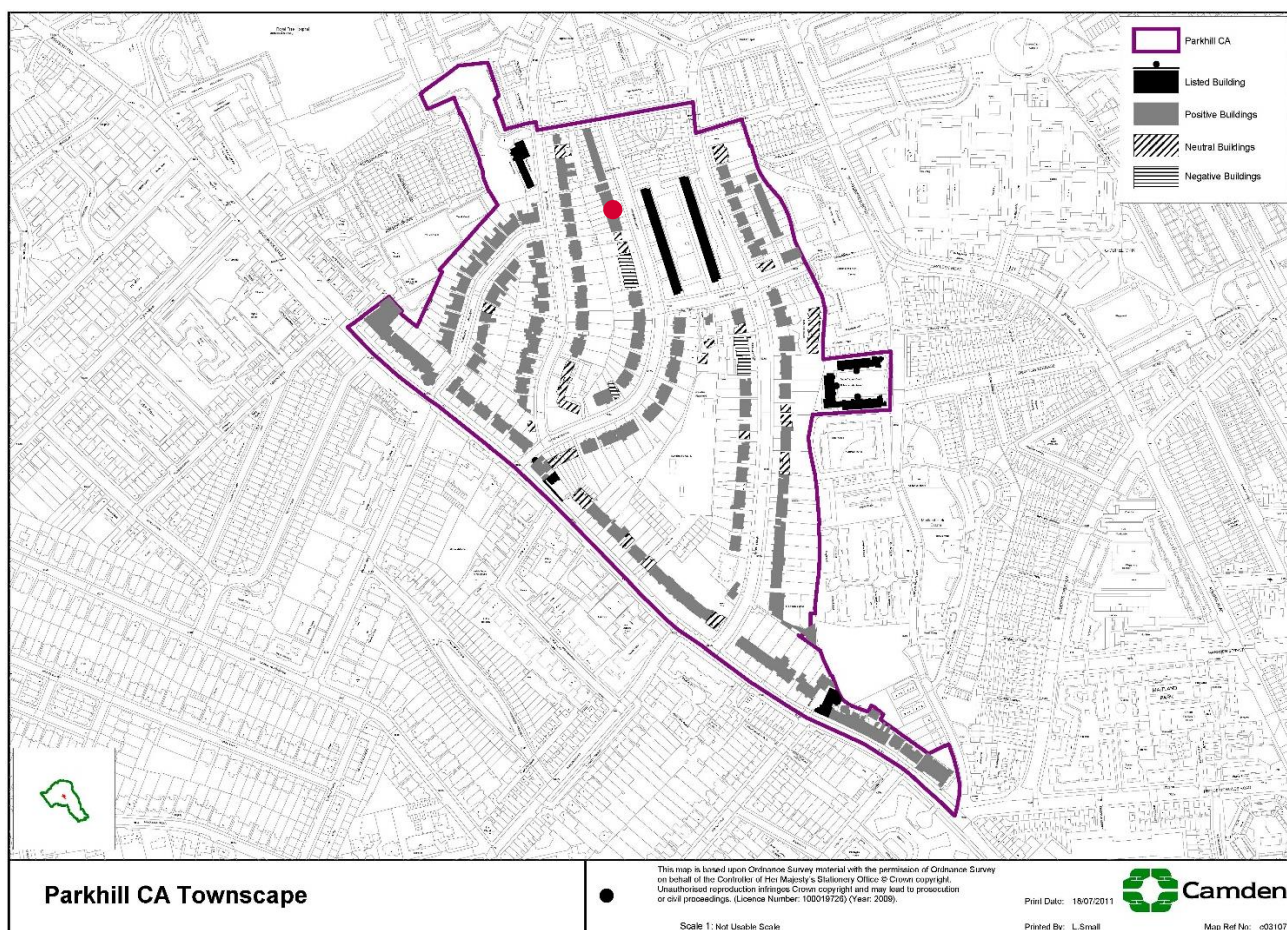
1.2 Site Description

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.

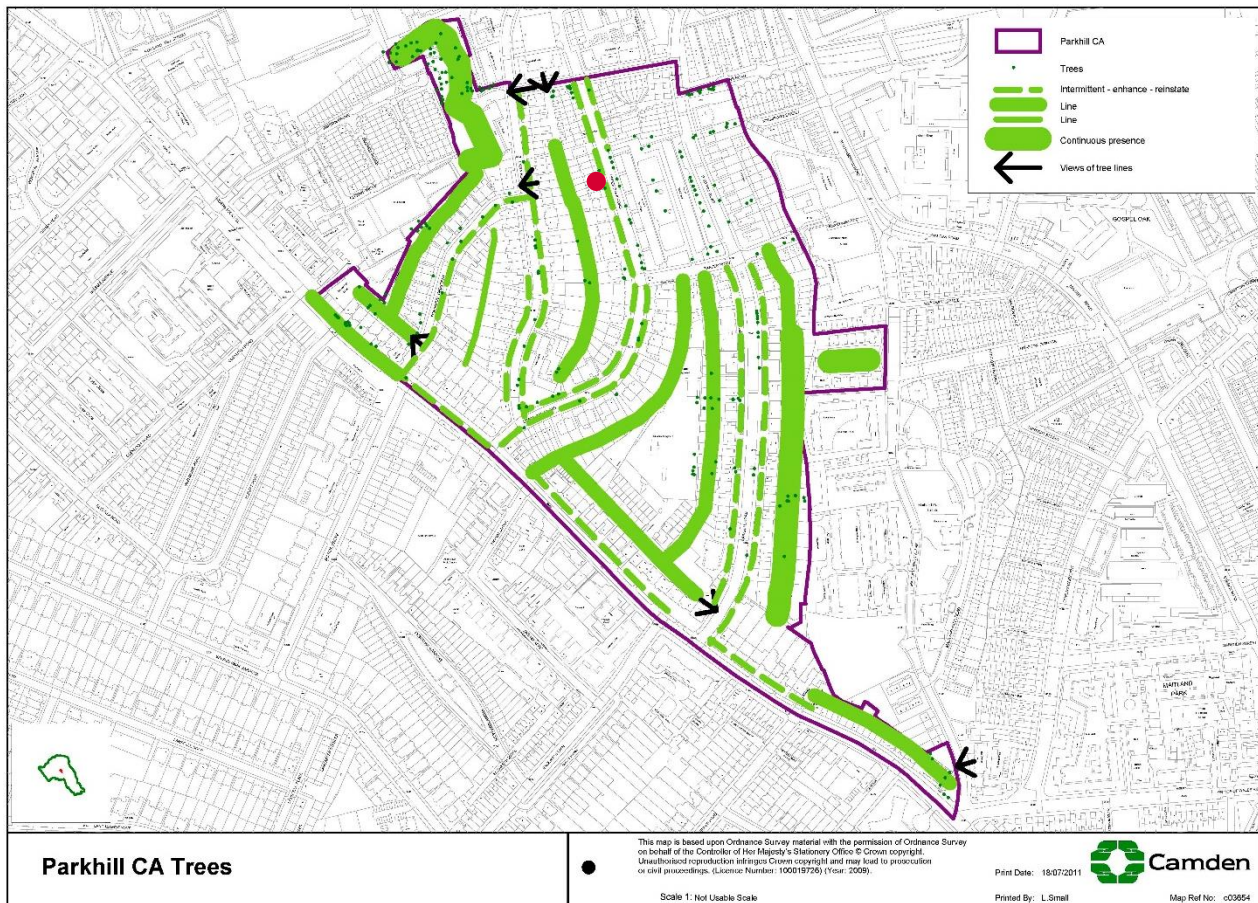
At the north end there is a mix of 1930s Arts and Crafts/ Metroland and modern styles. In this area there have been many alterations.

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 WB Wildflower Blanket System. *The make-up of Bauder WB British native wildflower blanket has been provided as a separate document, together with the general maintenance guidance . Please note that these is not for general circulation and should not be disclosed to 3rd parties without a Non-disclosure agreement and prior consent from Bauder Ltd.*

2.3 Rain Water Run-off

In line with CPG Water and Flooding (2019) it is proposed to reuse rainwater, collected in a water butt, for the watering of the garden. The proposed landscaping scheme as well as the Wildflower Blanket green roof system showcase native species which require low watering. The green roof system captures rainwater slowly releasing it when it rains, thus reducing the amount of rain water that would otherwise run off an impervious roof surface.

2.4 Tree and Biodiversity Protection

A specialist arboriculturist information pack has been commissioned by the applicant and provides information about rovide information about: species, spread, roots and position of trees, which trees will be affected in any way by the proposed development, the measures that will be used to protect retained trees during construction.

The information is provided in the form of the documents and plans listed below in line with current British Standards:

- a pre-development tree survey
- a tree constraints plan
- an arboricultural impact assessment
- an arboricultural method statement including a tree protection plan.

Following the tree specialist recommendations, the design proposes helical screw piles, which are particularly well-suited for sensitive environments, as their installation causes minimal disturbance. The precision with which screw piles can be installed is a key factor in their suitability for sensitive areas. Unlike traditional excavation, which can disrupt large swathes of land and disturb wildlife, screw piles are installed using small machinery that minimises the physical footprint of the construction process. This method greatly reduces the disturbance to the soil and local biodiversity, helping to preserve the ecological balance.

In order to ensure the proposal has a minimal impact on biodiversity we propose to install bird and insect boxes, as highlighted on the landscape design proposal.

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, an outbuilding with ancillary use only, 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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