

Design and Access Statement

Erection of a Rear Outbuilding

Flat 2, 47 Compayne Gardens

London

NW6 3DB

Summary of Proposal

The proposal is to construct a single storey garden room/ kids den at the left-hand side of the end of the garden.

The proposed garden room would provide incidental residential accommodation for the existing ground floor and basement flat (Flat 2).

Existing Building and Use

The application site is a rear garden to Flat 2, 47 Compayne Gardens, a Victorian semi-detached house.

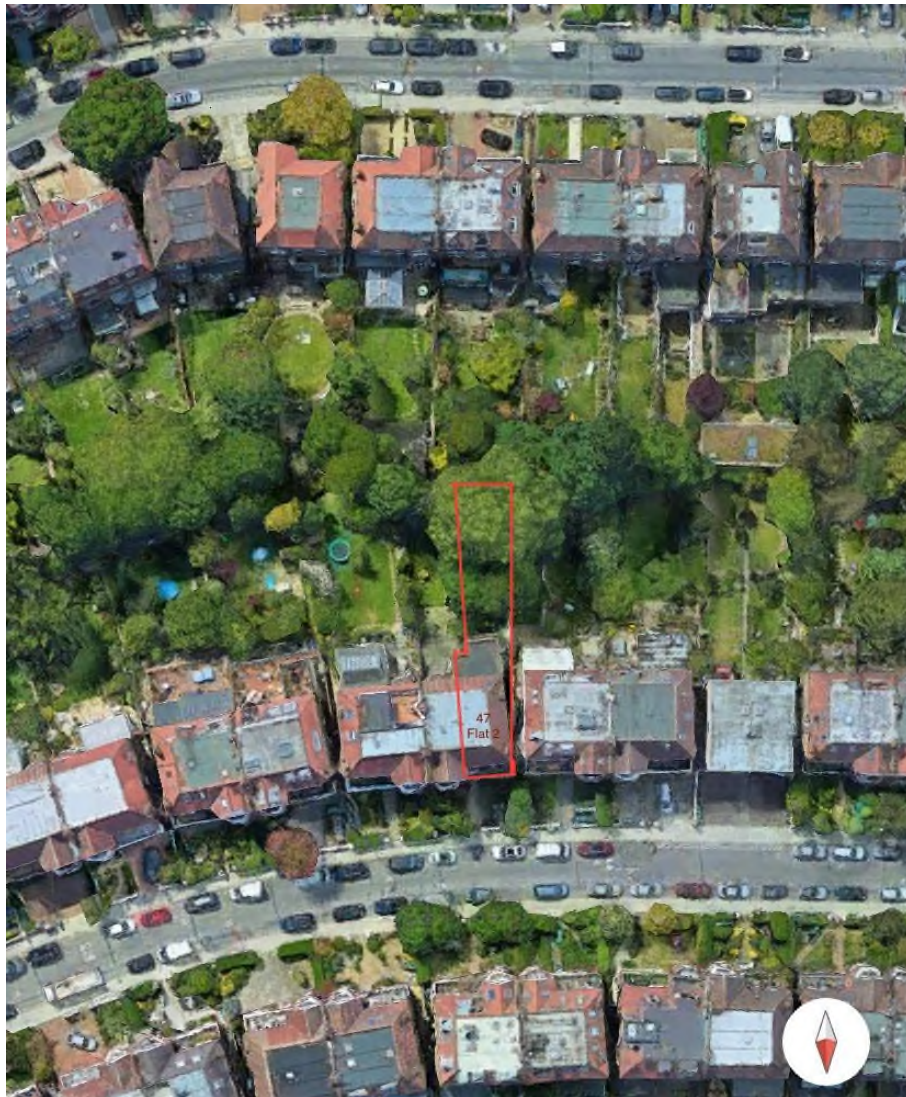
The proposal is for the erection of a single storey outbuilding to the rear of the existing rear garden to provide ancillary space to the ground floor flat.

The property is not statutorily listed but is situated within the South Hampstead Conservation Area. The property is characteristic of the local area, being defined in the Conservation Area Appraisal (2011) as making a positive contribution to the character of the South Hampstead Conservation Area.

The existing building is a 4-story semi-detached Victorian house. The property has been divided into 6 flats, with the ground floor is divided into two flats.

The garden is divided into two gardens. One belongs to flat 1 and one to flat 2 (the application site).

There was an existing shed with concrete floor and tiles where the new garden room/kids den is proposed. The size of the existing shed was 1.5x2.1m.



Aerial view of site location



View of the garden from the terrace



Former View of the garden showing old shed at the rear

Planning History

There is no planning history relating to Flat 2, 47 Compayne Gardens.

A number of outbuildings have been approved in the surrounding area. These include:

- 2021/2988/P - Flat 2, 43 Compayne Gardens - Single-storey outbuilding in rear garden - Granted on 23rd November 2021.
- 2017/4932/P – 50 Compayne Gardens – Erection of single storey rear garden outbuilding for ancillary use to ground floor flat. Granted on the 6th March 2018.
- 2013/6720/P – 50 Compayne Gardens – Erection of an outbuilding in rear garden. Granted 28th November 2013.
- 2008/0371/P – 76 Canfield Gardens - The erection of a rear extension and outbuilding for use in association with the ground floor flat (Class C3). Granted 28th April 2008.

Planning Policy

The relevant planning policies in the consideration of this case are:

Policy A1 of the Camden Local Plan (2017) - Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes.

Policy A3 of the Camden Local Plan (2017) – Policy A3 requires proposals to protect mature trees, particularly within conservation areas.

Policy D1 of the Camden Local Plan (2017) – Policy D1 seeks to achieve the highest standard of design in all developments. This policy states that development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.

Policy D2 of the Camden Local Plan (2017) – Policy D2 states that in order to maintain the character of Camden's conservation areas, the Council will not permit development that fails to preserve or enhance the character and appearance of that conservation area.

Other planning policy considerations can be taken from:

- National Planning Policy Framework (2021)
- The London Plan (2021)
- Camden Planning Guidance (2021)
- CPG Amenity

- CPG Design
- CPG Home Improvements
- South Hampstead Conservation Area Statement (2011)

Appearance

The garden room will be situated in the back of the garden away from the main house and the neighbouring houses.

It will be discreetly hidden behind contemporary bamboo planting and a water feature that will fit across the width of the garden room. The roof will be a flat green roof planted with sedum mixed seed roof planting. The garden room structure will not be visible from the main or neighbouring houses.

The garden room walls will be insulated, and wood cladded, and windows and door will simple double glazing windows.

The garden house will be installed on screw piling and will sit 100mm above the ground to ensure no damage to any tree roots.

Scale

The proposed extension would be 3050mm in height, 6000mm in depth and 4000mm in length.

Trees and Landscaping

The garden space is unkept having not been looked after for many years. It is currently not landscaped with no planting and poor soil.

The plan is to professionally replant the garden to create a biodiverse haven that attracts insects and birds.

The garden footprint will be raised as necessary with additional topsoil to cover root system of the London plane tree and to help with water drainage and allow for a lawn to be laid with premium turf.

The garden will be planted with a mix of established plants including wisteria, honeysuckle and jasmine, lavender, trailing verbena, ferns, various grasses and other plants.

It is therefore considered that the proposed garden room would sit comfortably within the garden and would be of an appropriate scale in relation to the size of the gardens and host building.

The application is accompanied by an Arboriculture Impact Assessment. This report states:

- As there is encroachment directly into the RPA of T3 and T4 that could impact the tree's root systems, it is recommended that a pile and beam or pile and raft foundation or alternative, that reduces the need to significantly excavate the ground should be used to minimise the impact to the tree's root systems.
- As the garden room is overhung by T3's canopy, it is recommended that this tree is re-reduced regularly in line with good arboricultural practice, to reduce the likely debris fall and increase light levels.
- It is recommended that basic tree protection in the form of tree protection fencing and or ground protection matting should be used to protect the trees RPA and structures during the construction process of the garden room.

The proposed scheme has been informed by this Arboriculture Impact Assessment.

Access

Access into and within the dwelling will not be affected by the proposal.

No changes are proposed to the front of the building.

Residential Amenity

In terms of neighbouring amenity, the position of the single-storey outbuilding in rear garden, together with the screening from the existing landscaping, and its distance from the surrounding dwellinghouses, means it would not impose any negative impact in terms of loss of daylight, sunlight or privacy on any of the neighbouring properties.

The site has an existing brick boundary wall at the end of the garden and wood panelling facing on the sides. The proposed scheme includes the introduction of more landscaping in the garden design, with bamboo along the three walls of the garden. This will add more privacy of the neighbours.

The garden building would also be over 35m from the dwellings along Canfield Road over 20m from the rear boundaries of No 45 and No 49 Compayne Gardens.

The visual impact of this cabin in terms of scale and materiality is not deemed to be significant in terms of negative outlook to any neighbours.

In light of the above, the proposed development is not considered to lead to a significant, harmful impact upon the amenity of any neighbouring resident.

Planning Balance

The proposed outbuilding would not harm the appearance or character of the locality due to the existing context of the surrounding area and is not considered to result in any unacceptable harm to the neighbouring properties in terms of loss of privacy or outlook.