

Seesaw Studios

Studio, 98 Fellows Road, NW3 3JG

Design and Access Statement

September 2024

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Seesaw studios is an artistic architectural design studio with an ever growing reputation for providing sustainable and creative results. We are committed to creating better places to live, work and sustainable for the future.

Our team portfolio demonstrates considerable experience in residential, commercial and project management.

Creativity, excellence, great quality underpin our style and approach.

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1. Introduction

1.1 Seesaw studios architectural practice has been appointed by the client to complete the following Design & Access statement relating to the Full Planning application of 'Erection of a single storey outbuilding in rear garden'.

1.2 The proposal is to construct a single storey outbuilding at the bottom of the garden for personal use as a gym/ office for the applicants, who live in Studio, 98 Fellows Road and have exclusive use of the garden as part of their tenure.

1.2 This DAS is meant to offer the local planning authority with relevant and suitable information, as well as a comprehensive assessment of the built heritage implications of the planned development on the site.

1.3 98 Fellows Road is a semi detached house developed over three upper floors and sub-divided into leasehold flats.

1.4 The application site is located on the north side of Fellows Road. The primary building is unlisted, and the site falls within the designated Belsize Park Conservation Area.

2. The Proposal and Local Planning Policy Considerations:

2.A The Site Context

2.1 The garden has been laid out in accordance with the plan approved when the 98 Fellows road was converted into multiple flats. The garden is solely used by the ground floor rear flat known as 'Studio, 98 Fellows Road'. The layout is open except for a mature London Plane tree growing at the neighbouring property at no. 100 Fellows road which is located at the boundary.

2.2 The garden is flat and wide with some landscaping of a small pond, flower beds and grass.

2.3 The rear part of the garden is backed by a 3.2 meter brick boundary wall with an offset of trellis and flower bedding.

2.4 The boundary walls to no. 100 and 96 Fellows road is backed with 2 meter high brick boundary walls with trellis and planting which makes it approximately 2.6 meter high.

2.5 The total area for the garden is 213 sq meters and the footprint for the outbuilding is 17.5 sq meters. The outbuilding will be located at the rear eastern boundary of the garden. An Arboricultural Impact Assessment/statement has been submitted as part of this application.

Aerial View of the Property marked in red showing boundary.



2B Material Planning Considerations

2.6 The building is small in scale and would typically be considered ancillary to the flat's use, falling within Permitted Development rights. However, due to its overall height near the boundary and the fact that the applicants are leaseholders of a flat at 98 Fellows Road, it requires special consideration.

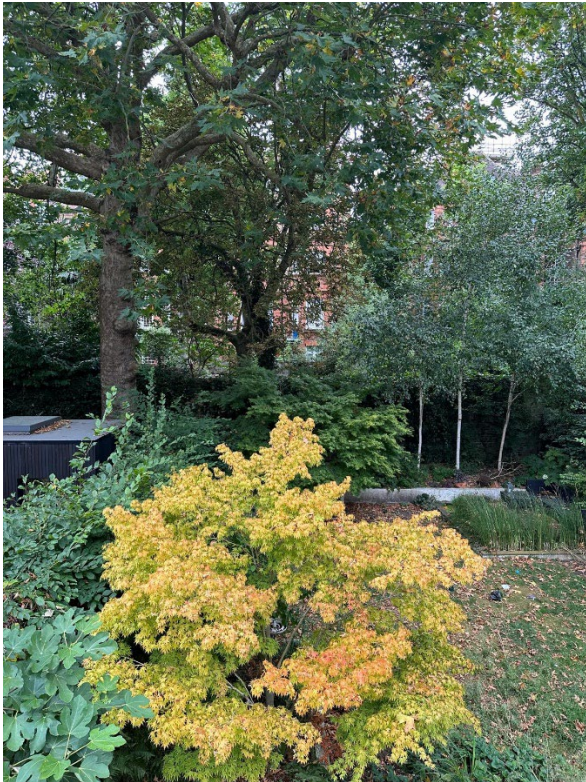


Photo to left: Rear garden of no.98 Fellows Road and partly no.100 fellows road garden.

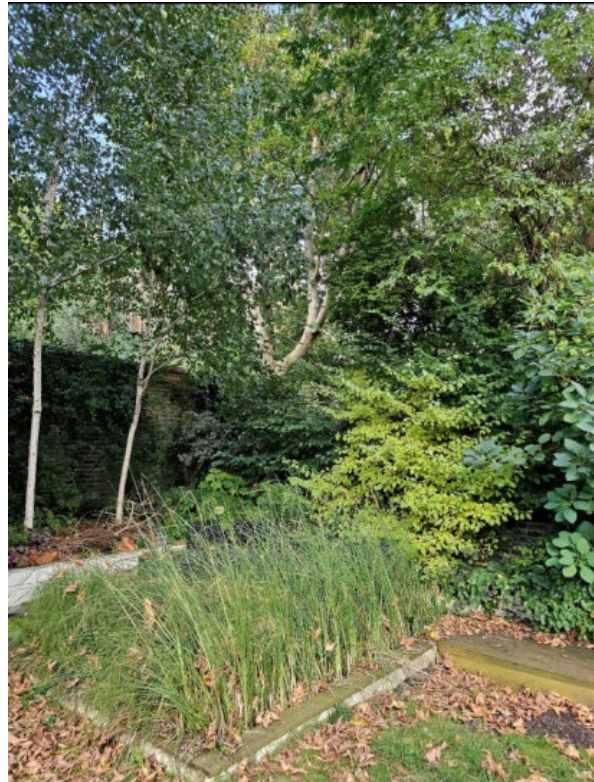


Photo to right: Eastern boundary of garden.

2.7 The proposal aims to create a leisure amenity space that improves both the garden's appearance and functionality. The building, serving as an ancillary space to the main dwelling, will be exclusively for family use.

2.8 The primary issue is the location of the outbuilding being in close proximity to the Root Protection Area (RPA) of the nearby London Plane tree. As this tree, along with all others in the Belsize Park Conservation Area, is protected by a Tree Preservation Order (TPO), measures have been put in place to ensure the construction is carried out with care and sensitivity. In addition, the proposal for the location of the outbuilding is set far away as possible from the tree. You can see this addressed on the Arboricultural impact assessment by Gifford Tree Service consultants.

2.9 The impact of the outbuilding and its construction on the London Plane tree has been considered in an Arboricultural Impact Assessment/Statement with the proposed methodology to mitigate any harm described in the accompanying Tree Protection Plan prepared by the Arboricultural Consultant. Both documents accompany the planning submission.

2.10 The neighbouring property at no. 100 Fellows Road where the London Tree Plane is in close proximity have constructed an outbuilding which is in similar size and material to the applicant's proposal. This was granted by Camden council in 2018 with application ref: 2018/0732/P.



Photo to left: Outbuilding at no. 100 Fellows road with aluminium frame doors and black cladding.

3.0 Site Analysis: Amenity and Landscaping

3.1 The outbuilding sits within the eastern boundary of the site. Footings for the building will be carefully hand-dug to avoid the roots of the tree as set out in the Tree Protection Plan.

3.2 2 no of the existing 3 birch trees to be relocated to the eastern boundary of the garden. No hard landscaping to be proposed.

3.3 The boundary fences and brick walls which define the amenity space will be protected and remain unchanged by the proposal.

3.4 The footprint of the outbuilding at 17.5m² represents less than 9% of the 213m² amenity space available at which still leaves plenty remaining garden space for family use. As the garden is for the exclusive use of the applicant, there is no loss of outdoor amenity space to any of the neighbours.

3.5 Considering the current high level of domestic use on the site and in the surrounding gardens, as well as the minimal increase in the building's overall footprint, it is highly unlikely that the proposal will impact the site's biodiversity in the short, medium, or long term.

4.0 Site Analysis: Impact on Adjoining Properties

4.1 The outbuilding is modest in size and partially set into the landscape to minimize its visual impact. The primary views from the flats at 98 Fellows Road and neighbouring properties will be from above the outbuilding, which helps to further reduce its perceived mass and bulk.

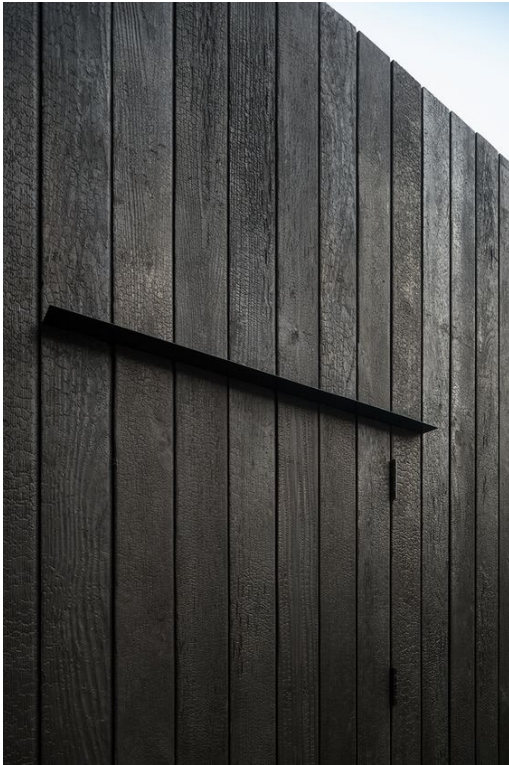
4.2 The garden is flat, and the outbuilding will site well in line with the landscape and only visible from above flats.

4.3 The proposed location of the outbuilding will be located on the rear eastern boundary side which is set away from the brick boundary walls. As the boundaries and trellis is approximately 2.6 meter high providing satisfactory screening of the building from the gardens of the neighbouring properties.

4.4 Regarding noise and disturbance, the structure is intended for private use and will be well insulated including acoustic boarding to prevent heat loss and prevent noise, so it will not significantly affect the living conditions of nearby residents.

5.0 Site Analysis: Materials

5.1 The proposed material externally will be black cedar cladding and glass. The materials proposed are designed to create a sleek visual impact to the existing landscape.



Material Reference: Black Cedar Cladding

5.2 The materials selected for the outbuilding will enhance the character of both the garden landscape and Belsize Park Conservation Area.

6.0 Conclusion

6.1 The concept of a modest, single-storey ancillary outbuilding in the garden of a residence is not a contentious matter.

6.2 The proposal has been designed to respect the nearby protected London Plane tree, with a comprehensive methodology in place to mitigate any potential harm to the tree during construction.

6.3 There are no concerns regarding overshadowing, overbearing, or daylighting impacts on neighboring properties.

6.4 The proposed materials, which are integrated with black cedar cladding panels, help the outbuilding blend seamlessly into the landscape.

6.5 The outbuilding is well-designed and is expected to enhance the character of the Belsize Park Conservation Area.

6.6 We believe there are no additional planning issues that would oppose the proposed scheme.

6.7 Given the above, we trust that the Local Planning Authority will view this proposal favorably and grant planning permission accordingly.

We trust that the information provided demonstrates the thoughtful consideration and alignment of the proposed development with relevant planning policies and objectives. We look forward to a positive response from the Local Planning Authority and are committed to addressing any further queries or concerns to facilitate the approval process.