



Design & Access Statement

Property Address: 77 Rossendale Way NW1 0XA

May 2025, Revision P1

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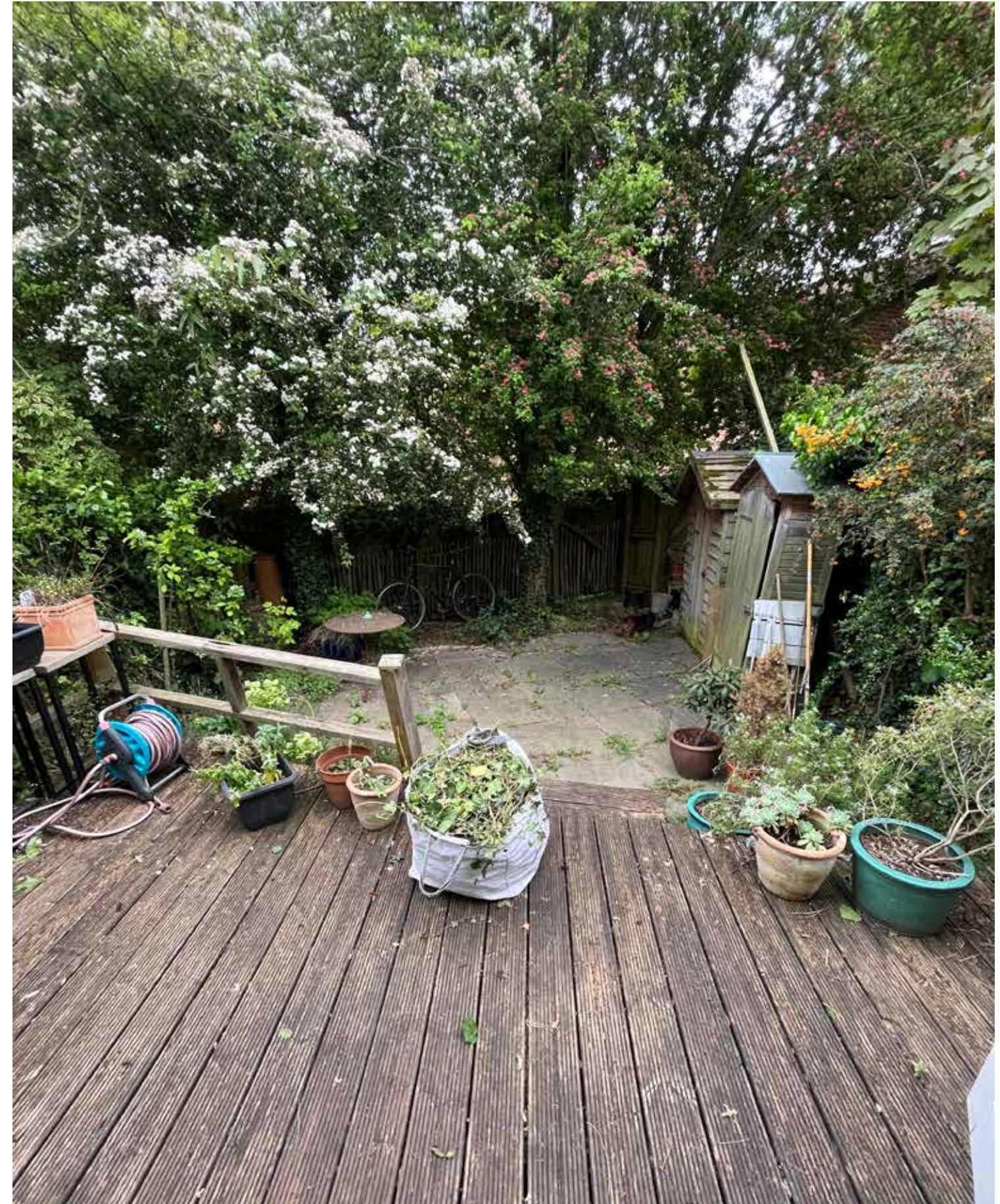
INTRODUCTION

This document has been prepared by O/R Studio as part of the planning application submitted to Camden Council. The proposal is for an outbuilding at the rear garden that would serve as a yoga studio.

The proposed fitness room is designed to comply with all the clauses of Class E - buildings etc incidental to the enjoyment of a dwelling house of The Town and Country Planning (General Permitted Development) (England) Order 2015 with the exception of the height.

Additional height requirement compared with Permitted Development (PD)

While Permitted Development (PD) under Class E allows for a maximum outbuilding height of 2.5m, this proposal seeks approval for a 2.8m structure. This increased height is crucial to provide a 2.6m internal ceiling, enabling comfortable execution of yoga poses within the intended studio. Standard PD-compliant garden rooms, with their 2.3m internal ceiling, are insufficient for this purpose.



EXISTING BUILDING & CONTEXT

The property is situated in Elm Village, and is part of a crescent.
It has a rear extension which can be seen in the images below (marked in **red**).
Neighbouring outbuildings are marked in **yellow**.
On the next page we will explore how the footprint of that extension affects how much more can be built on the curtilage of 77 Rossendale Way.



PROPOSAL - REVIEWED AGAINST PD CRITERIA

Permitted Development

The Town and Country Planning (General Permitted Development) (England) Order 2015 -

Development is permitted by Class E if-

E. The provision within the curtilage of the dwellinghouse of—

(a)any building or enclosure, swimming or other pool required for a purpose **incidental to the enjoyment** of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b)a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Development is not permitted by Class E if—

(a)permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class [FIG,] M, [F2MA,] N, P [F3, PA] or Q of Part 3 of this Schedule (changes of use);

(b)the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(c)any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

(d)the building would have more than a single storey;

(e)the height of the building, enclosure or container would exceed—

(i)4 metres in the case of a building with a dual-pitched roof,

(ii)2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or

(iii)3 metres in any other case;

(f)the height of the eaves of the building would exceed 2.5 metres;

(g)the building, enclosure, pool or container would be situated within the curtilage of a listed building;

(h)it would include the construction or provision of a verandah, balcony or raised platform;

(i)it relates to a dwelling or a microwave antenna; F4...

(j)the capacity of the container would exceed 3,500 litres [F5; or]

(k)the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).]

Proposal-Compared with Permitted Development Criteria

The proposal is for an outbuilding at the rear garden that would serve as a yoga studio.

Under the definition of The Town and Country Planning (General Permitted Development) (England) Order 2015, a fitness room would fall under Class E - buildings etc incidental to the enjoyment of a dwellinghouse. It is therefore easy to argue that a yoga studio use is within the parameters of PD Class E.

There are then several points relating to when development would not be permitted (see on the left).

(a) not applicable

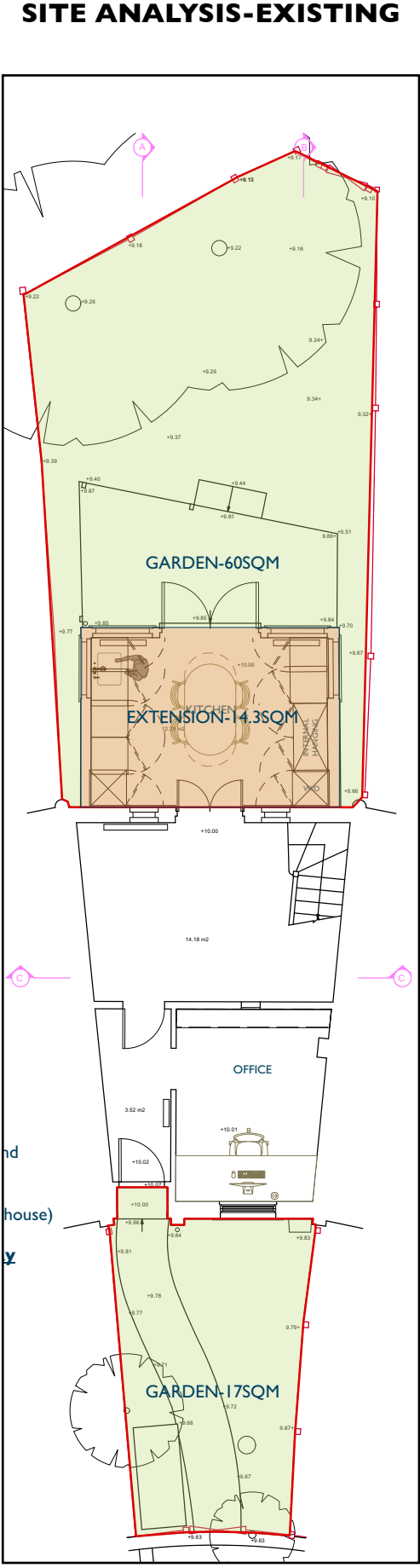
(b) Total area of the curtilage at 77 Rossendale Way
Front Garden: 17sqm
Rear Garden: 60sqm
Total: 77sqm
50% of total = 38.5sqm
Existing Extension 14.3sqm
'Free' land before maximising the 50%:
 $38.5-14.3=24.2\text{sqm}$. It is therefore concluded that the maximum size of the garden room would not exceed 24.2sqm. The proposed garden room is only **12.5sqm** meaning that it is within the PD parameters of Class E.

(c) not applicable as the proposal is for a rear garden room

(d) the proposal is for a single storey building

(e ii) the height of the of the building would be more than 2.5 meters and it is within 2 metres of the boundary therefore we are seeking planning permission

(f) not applicable
(g) not applicable
(h) not applicable
(i) not applicable
(k) not applicable



From the Camden Planning Guidance guide on Home Improvements - Section 5.5 - Outbuildings

5.5 OUTBUILDINGS

Outbuildings are structures within a property’s garden which offer a reasonably low-cost alternative to an extension, whilst providing usable space away from the main building for various functions such as storage, home office, studio, gym, children’s playroom etc. They can free up space in the main dwellinghouse to allow for an extra bedroom, kitchen or living area, without the need for an extension. The outbuilding could be in the form of a shed, greenhouse, or others.

As they occupy space in the garden, the size and design of outbuildings must consider their impact on the amenity of neighbouring occupiers, biodiversity and character of the wider area, so they do not detract from the generally ‘soft’ and green nature of gardens and other open spaces.

Large garden buildings may affect the amenity value of neighbours’ gardens, and if used for purposes other than storage or other domestic uses, may intensify the use of garden spaces and cause loss of amenity through overlooking, overshadowing, lightspill and noise nuisance.

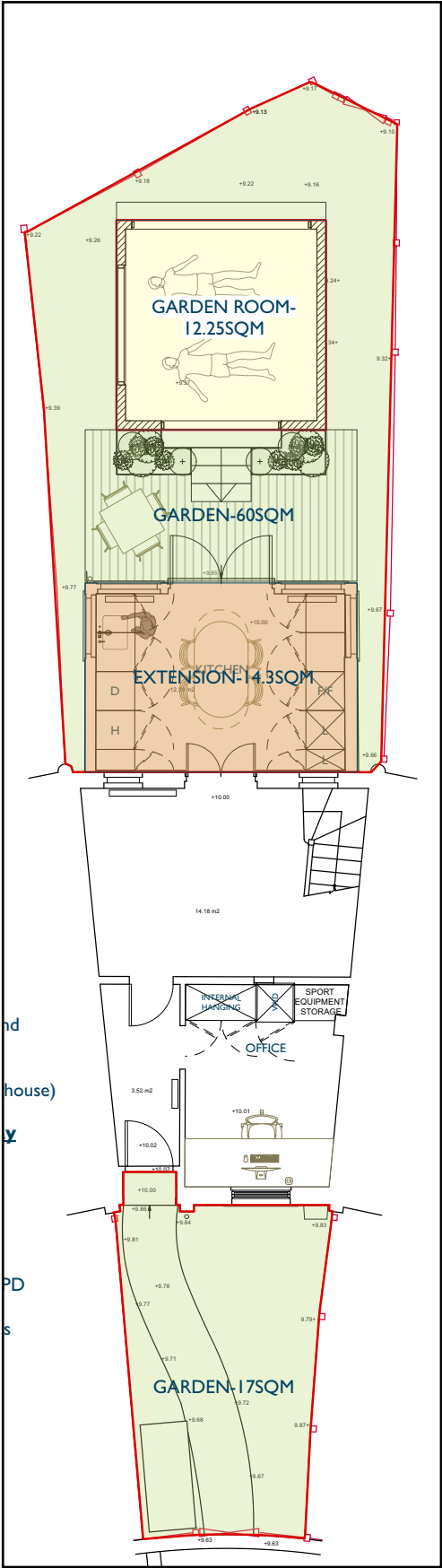
To result in an acceptable scheme, **development in rear gardens** should:

- Ensure the siting, location, scale and design has a minimal visual impact on, and is visually subordinate within, the host garden;
- In Conservation Areas, check the Conservation Area Appraisal in relation to outbuildings, to know what you should consider. The works should preserve or enhance the existing qualities and context of the site, and character of the Conservation Area;
- Not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area;
- Retain space around the building for suitable soft landscaping;
- Ensure the height will retain visibility over garden walls and fences;
- Ensure the size will maximise retention of garden and amenity space;
- Ensure the position will not harm existing trees and their roots;
- The construction method should minimise any impact on trees, mature vegetation (see CPG Trees) or adjacent structures;
- Use materials which complement the host property and the overall character of the surrounding garden area;
- Consider installation of green roof and/or solar panels;
- Address any impacts upon water run-off and groundwater flows, and demonstrate that the impact of the new development will be negated by the measures proposed. Reference should be made to CPG Water and Flooding.
- Consider installation of water butts;
- Consider installation of bird and bat boxes on the structure or in vicinity.

Proposal-Compared with Camden Home Improvement Planning Guidance

- As noted in the previous page, the proposed outbuilding follows all the parameters of PD with the exception of the height which we are covering on the next page
- Not within a Conservation Area
- The proposal will not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area - the size (12.25sqm) is well below what is considered Permitted Development and as noted, there are several existing neighbouring outbuildings (marked in yellow in page 4) which are very similar to the proposed
- The proposal will leave 33sqm of rear garden for soft landscaping
- The proposed garden room will have pile foundations that would minimise impact on any nearby trees
- The applicant is considering the installation of green roof tray system
- The applicant is considering the installation of bird boxes on the side of the outbuilding

SITE ANALYSIS-PROPOSED



PROPOSAL - HEIGHT

As mentioned in the introduction, while Permitted Development (PD) Class E allows for a maximum outbuilding height of 2.5m, this proposal seeks approval for a 2.8m structure. This increased height is crucial to provide a 2.6m internal ceiling, enabling comfortable execution of yoga poses within the intended studio. Standard PD-compliant garden rooms, with their 2.3m internal ceiling, are insufficient for this purpose.

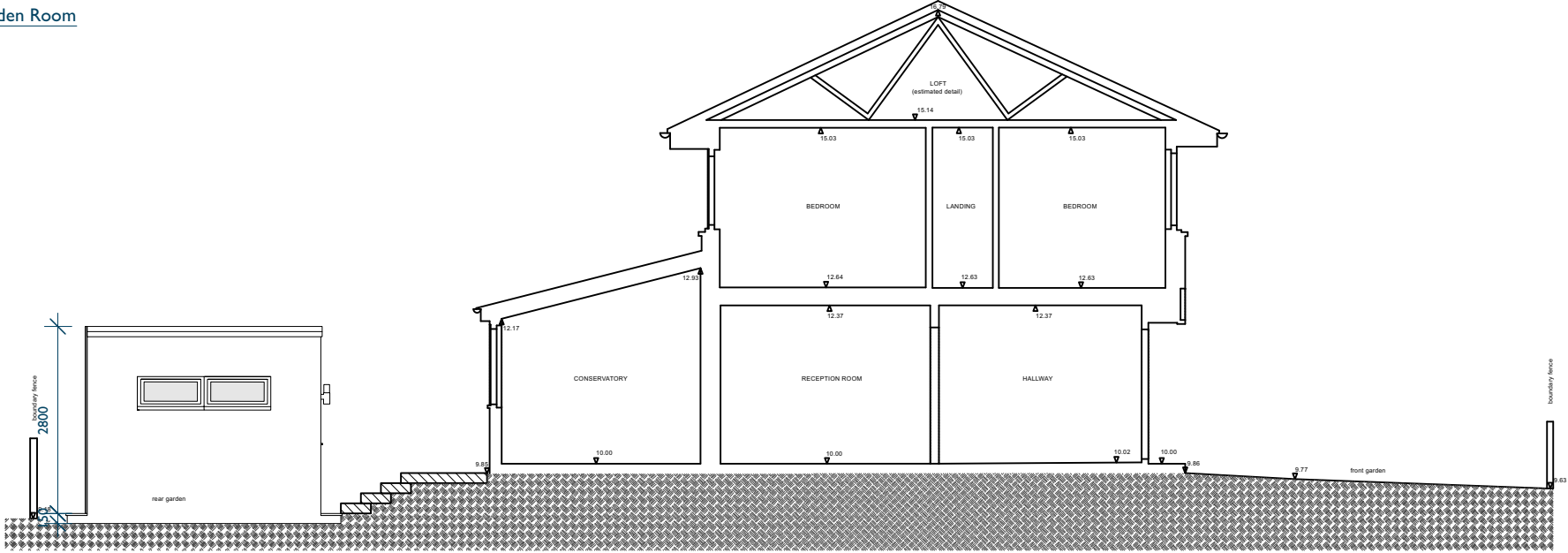
The additional 0.3m between what PD allows to the proposal, is the only reason for this planning application.

Relative height within the site

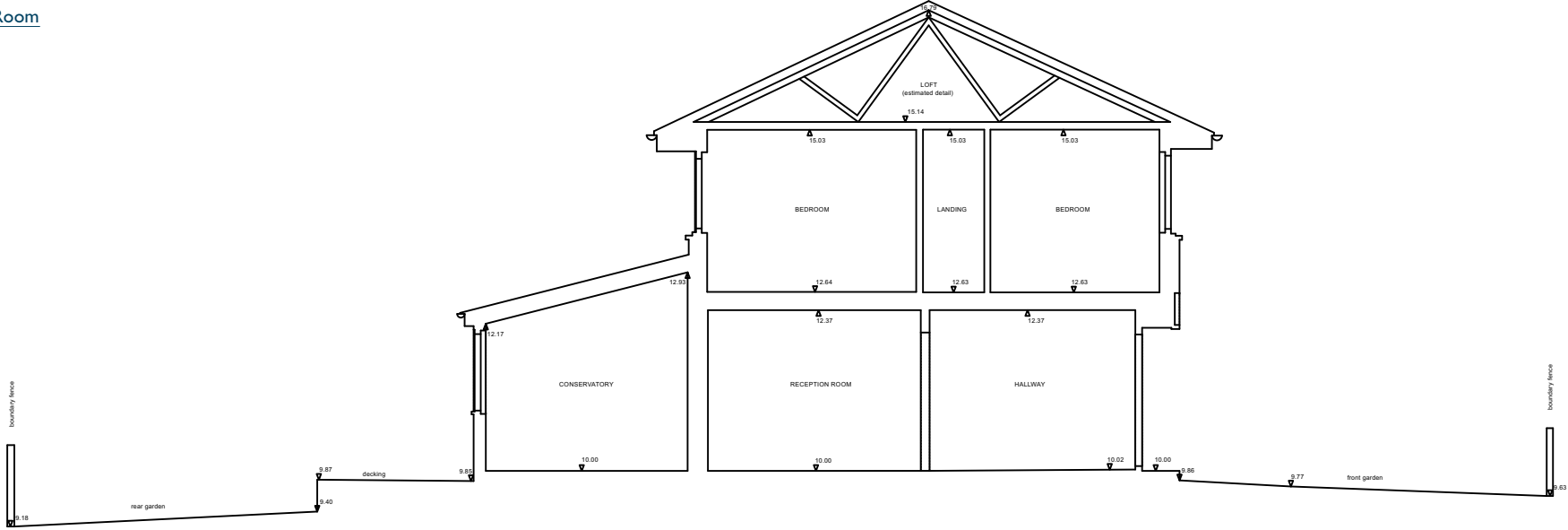
The garden is sloping downwards from the rear conservatory. There is 0.67m level difference between the existing deck level to the edge of the garden. We would therefore argue that the height of the proposed outbuilding is reasonable and minimises the visual impact.

The proposal ensures that the sitting, location, scale and design has a minimal visual impact on, and is visually subordinate within the host garden as encouraged by Camden Home Improvement Planning Guidance that is referenced in the previous page nor does it detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area;

P Proposed Garden Room
1:100



E Existing Garden Room
1:100



CONCLUSION

This application seeks planning permission solely due to a proposed height of 2.8m for a rear garden outbuilding intended as a yoga studio, which slightly exceeds the 2.5m limit under Class E Permitted Development. This increased height is essential to provide a functional 2.6m internal ceiling, necessary for the comfortable practice of yoga, unlike standard PD-compliant garden rooms with lower internal heights.

The proposal otherwise fully complies with the parameters of Class E PD, particularly regarding footprint and location within the curtilage. Furthermore, as demonstrated, the design aligns with the principles of the Camden Home Improvements Planning Guidance, ensuring a minimal visual impact and remaining subordinate within the host garden. The sloping nature of the garden further mitigates the visual prominence of the slight height increase.

Regarding potential overlooking, given the proposed location within the rear garden and the existing site context, the additional 0.3m in height is not anticipated to result in any material increase in overlooking to neighbouring properties compared to a Permitted Development structure.

In conclusion, the proposed yoga studio, while requiring a minor deviation from PD height restrictions for functional reasons, represents an appropriate addition that respects the character of the area and the amenity of neighbouring properties. We therefore respectfully request that planning permission be granted.



3D Render view of the proposal.
Provided by the manufacturer



omer@or-studio.co.uk - 07864385677
reggie@or-studio.co.uk - 07983827639