

24/08/2015

REV.02

Design and Access Statement

13 ELSWORTHY ROAD, LONDON, NW3 3DS

NEW GARDEN ROOM AND LANDSCAPE PROPOSAL

1.0 - GENERAL

This Design and Access statement has been prepared in support of a planning application for the construction of a garden room and new landscape layout at 13 Elsworthy Road, London, NW3 3DS, London.

The property lies within the Elsworthy Road Conservation Area in the London Borough of Camden, but is not a listed building.

Elsworthy road sets the north-west boundary for Primrose Hill. The subject property is part of a series of semi-detached buildings on the block between Elsworthy Terrace and Primrose Hill. These properties have privileged views straight into Primrose hill.

The proposed garden room will be designed as a timber structure supported on piles at the rear end of the garden. A new landscape layout is proposed to integrate and complement the new garden with its surroundings.

Please refer to the Arboricultural Report for the proposed planting scheme for the new landscaping at the rear garden.

2.0 - DESIGN

The Use

This application proposes a new garden room and a new landscape proposal. This will have no effect on the existing rear terrace adjacent to the property.

The garden room will be ancillary to the existing dwelling house. No change of use is proposed.

Access

The new garden room is proposed at the rear end of the garden. A set of three steps, including a sleeper step, lay out the access to the new garden room.

The new room is set at the rear end of the garden in order to preserve the existing trees. However, T1, a mulberry tree, will lie in close proximity of the new foundations. Special means of protection of the roots will be put in place before starting any works.

The new construction is proposed to be raised 100mm, supported on piles. This will allow for ventilation under the building and minimize any impact on the root systems of the mulberry tree.

Access to the garden room itself will be through glazed sliding doors positioned on its front elevation.

An existing rear entrance to the property from Primrose Hill allows for a secondary access through the rear elevation of the garden by a timber cladded door within the timber cladded façade.

The access to the site will not be altered or replaced in any way; the garden room is situated close to a fence line, where it does not intrude on any existing paths or access points to the main dwelling.



Figs. 1 & 2 Pictures of the existing access points to rear garden

3.0 - Scale and Appearance

The external dimensions of the outbuilding are, at their maximum length, 9.1 x 3.9 x 2.8 m (WxDxH).

The proposed development has an internal floor area of 26m² within a garden area of 335m².

The new garden room is a modest flat roof timber structure designed with high quality materials. Timber cladding and slim framed sliding glass doors give the structure a high class appearance which harmonizes with the green surroundings.

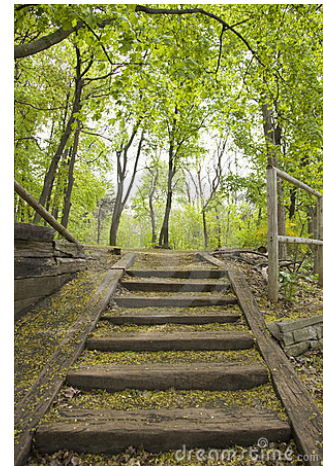


Figs. 3 & 4 Examples of timber cladded garden rooms



Figs. 5 & 6 Examples of timber cladded garden rooms

New steps are proposed at the end of the garden for access to the new garden room. These steps are proposed as wood trunks sunk into the ground, allowing for the grass to grow around them.



Figs. 7 & 8 Examples of wood steps

As part of the new landscape proposal a new bench is designed to have a double function of sitting area and retaining wall. The same timber proposed for the garden room cladding will be used to build the new bench.

4.0 - The Layout

The new garden room is separated 300mm from the boundaries of the neighbouring properties.

The proposed garden room has no impact to the surrounding properties and it is detached from the existing fences at the rear end of the garden. No public spaces are affected.

The new construction will blend in with the existing and proposed foliage, located behind a tree and close to the rear garden fence. Its positioning will not intrude any views or amenities affecting neighbouring properties.

5.0 – Landscape

The existing mulberry tree, T1, in the rear garden will be protected throughout the works.

For more information, please refer to the Arboricultural Report attached with this application.

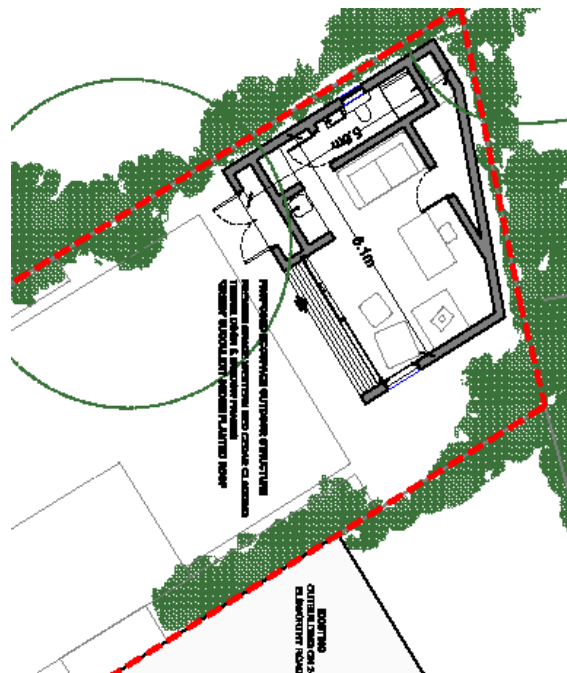
As mentioned above, the outbuilding will be established on piles and raised 100mm above the ground. This will minimize any impact on the existing vegetation and root systems of the existing tree.

New side planters have also been proposed, along with the new bench.

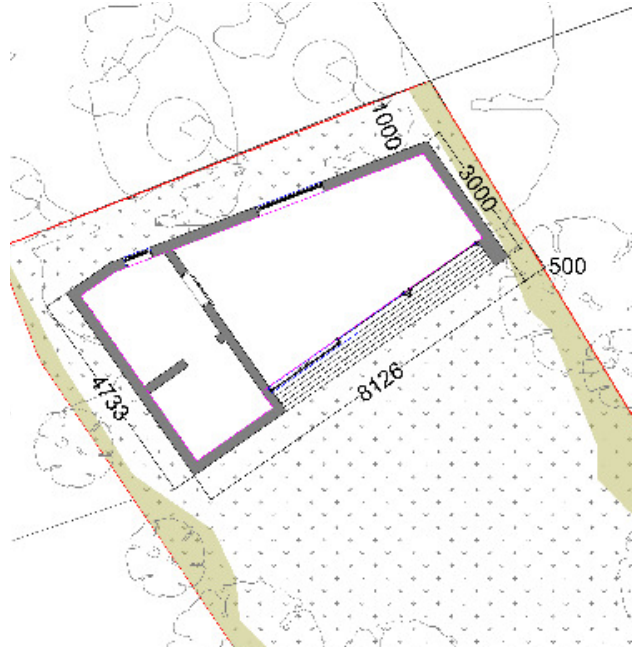
The existing terrace adjacent to the property will be completely preserved.

6.0 - RELEVANT DEVELOPMENTS IN THE VICINITY

- **No 26A Elsworthy Road** was granted Full Planning Permission in 2013 for the erection of a single storey outbuilding ancillary with green roof to dwelling house (Class C3).



- **No 32 Elsworthy Road** was granted Householder Application in 2015 for the replacement of a summer house & garden shed for a single storey timber structure in rear garden.



- **pNo 21 Elsworthy Road** was granted Full Planning Permission in 2007 for the erection of a pavilion in the rear garden for use ancillary to the ground floor flat.

