



PLANNING, DESIGN, ACCESS & HERITAGE STATEMENT

HOUSEHOLDER PLANNING APPLICATION

Rev 00

August 2017

GROUND FLOOR FLAT, 3 AKENSIDE ROAD, LONDON NW3 5BS

**Amalgamation of planning consents 2015/1207/P and 2014/1925/P,
with minor amendments**

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1.0 Introduction



Site Location Plan

- 1.1 No. 3 is one of a pair of semi-detached residential properties located on the east side of Akenside Road.
- 1.2 It has been divided into three units of flatted accommodation. The rear garden belongs to the ground floor flat.
- 1.3 The property is not listed but does lie within the Fitzjohns & Netherhall Conservation Area.
- 1.4 This application is for demolition and replacement of the existing garden room at the back of the garden.
- 1.5 The Arboricultural Impact Assessment has been prepared and is submitted as part of the application package.
- 1.6 This statement describes the proposal and explains how it accords with the Council's relevant Planning Policies and other guidance.

3.0 Planning History

4.0 Relevant Planning Policy

5.0 Analysis

6.0 Summary & Conclusions

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2.0 Site Analysis

- 2.1 No. 3 is one of a pair of semi-detached residential properties located on the east side of Akenside Road. The property comprises three floors of accommodation. In the 1980s, the house was converted to form three separate flats - ground, first and second floor units, and this application relates to the ground floor flat's garden only.
- 2.2 The Conservation Area Appraisal Statement notes that the building positively contributes to the character of the area.
- 2.3 However, the rear of the house and the garden are well screened from public views and from the wider Conservation Area by the property itself and the houses in the surrounding streets, Wedderburn Road and Lyndhurst Road. It is clear therefore that an outbuilding in the rear garden would have no street scene and very little general visual impact.
- 2.4 The garden also benefits from a reasonable amount of mature landscaping. The landscaping and some larger trees provide screening and privacy to the garden areas which are therefore pleasant private spaces.
- 2.5 The garden of No. 3 is of substantial size, 30 m deep and 12 m wide.



Aerial view of the site

- 2.6 The existing garden room is a temporary unheated structure at the back of the garden. It is not a habitable accommodation and is mainly used as a storage. The room is 3.5 x 3.5 m and sits on timber posts over the roots zone of a mature Category B tree, that plays significant role in the character of the Conservation Area, as well as over the root zones of two smaller Category C trees.
- 2.7 The surrounding streets are characterised by similar residential properties, some detached but mostly set in semi-detached pairs. Many of these properties benefit from sheds and other ancillary outbuildings in the rear gardens.

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Views of the garden and the existing garden room

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Planning History

- 3.1 The majority of entries in the planning register relate to periodic pruning and coppicing works to site trees.
- 3.2 There is no record of a planning permission for the existing garden room, which is assumed to have been erected under the permitted development rights. It is difficult to establish when this happened.
- 3.3 The following entries are relevant to No. 3 Akenside Road:
 - 84/01275** - Change of use to create two self-contained flats and one maisonette.
 - 2014/1925/P** - Erection of Single Storey Rear Extension
 - 2015/0851/P** - Excavation of basement level and the erection of single storey rear extensions at Nos. 2 & 3, conversion of garage at No.2 for use as habitable residential space and other associated alterations.
 - 2015/1207/P** - Erection of a single storey rear extension.

3.0 Relevant Planning Policy

4.1 Camden Council Local Development Framework:

- DP22 'Promoting sustainable design and construction';
- DP24 'Securing High Quality Design';
- DP25 'Conserving Camden's Heritage';
- DP26 'Managing the Impact of Development on Occupiers and Neighbours'.

4.2 Camden Planning Guidances:

- CPG1 'Design';
- CPG3 'Sustainability';
- CPG6 'Amenity';

4.3 Fitzjohns & Netherhall Conservation Area Statement:

- F/N28-30 'Trees & Landscaping';
- F/N32 'Backland/Rear Gardens'

4.0 Analysis

Conservation area

- 5.1 As noted in 2.3 above, the garden of No. 3 is not visible from anywhere in the public realm; therefore, an outbuilding in it would have no impact on the street scene and very little general visual impact.
- 5.2 The proposed replacement structure will not be used, or be suited for use, as a habitable accommodation. It will serve as a pavilion for garden parties, children's games etc. There will be a swing and a climbing ladder integrated in the pergola canopy, and the room will include two storage spaces, one for bicycles and garden tools and another for large household items. It is therefore considered that the proposed structure would not constitute a development, but would be an integral part and enhancement of the amenity space.
- 5.3 The existing garden room is a fully enclosed temporary structure unrelated to the garden. Its proposed replacement would be a sympathetically designed pavilion with a sedum green roof, open to the garden and integrated into the landscape. It would organise the rear part of the garden, making it more comfortable to use and removing the need for unsightly storage sheds. Rather than having an adverse impact, the proposed garden room would respect and enhance the character and appearance of the Conservation Area.

Amenity

- 5.4 The proposed garden room would be fully openable and an integral part of the garden; therefore it will not constitute a loss of amenity space.
- 5.5 The pavilion would be placed just above the ground level in the rear part of the garden, surrounded by dense mature vegetation, and would not cause any loss of privacy to the adjacent properties.

Landscape & wildlife

- 5.6 As outlined in the attached Tree Protection Plan, all existing trees would be carefully preserved, with the exception of two trees, T2a and T7, that have been found affected by a disease and need to be replaced.
- 5.7 The proposed garden room and the decking in front of it would be installed on a raised spanning frame supported by surface-mounted pads, so that no damage to the underlying roots wood occur. Soil levels would be retained, and the void under the frame would be aerated to preserve ground conditions.



Pad foundations



Green roof

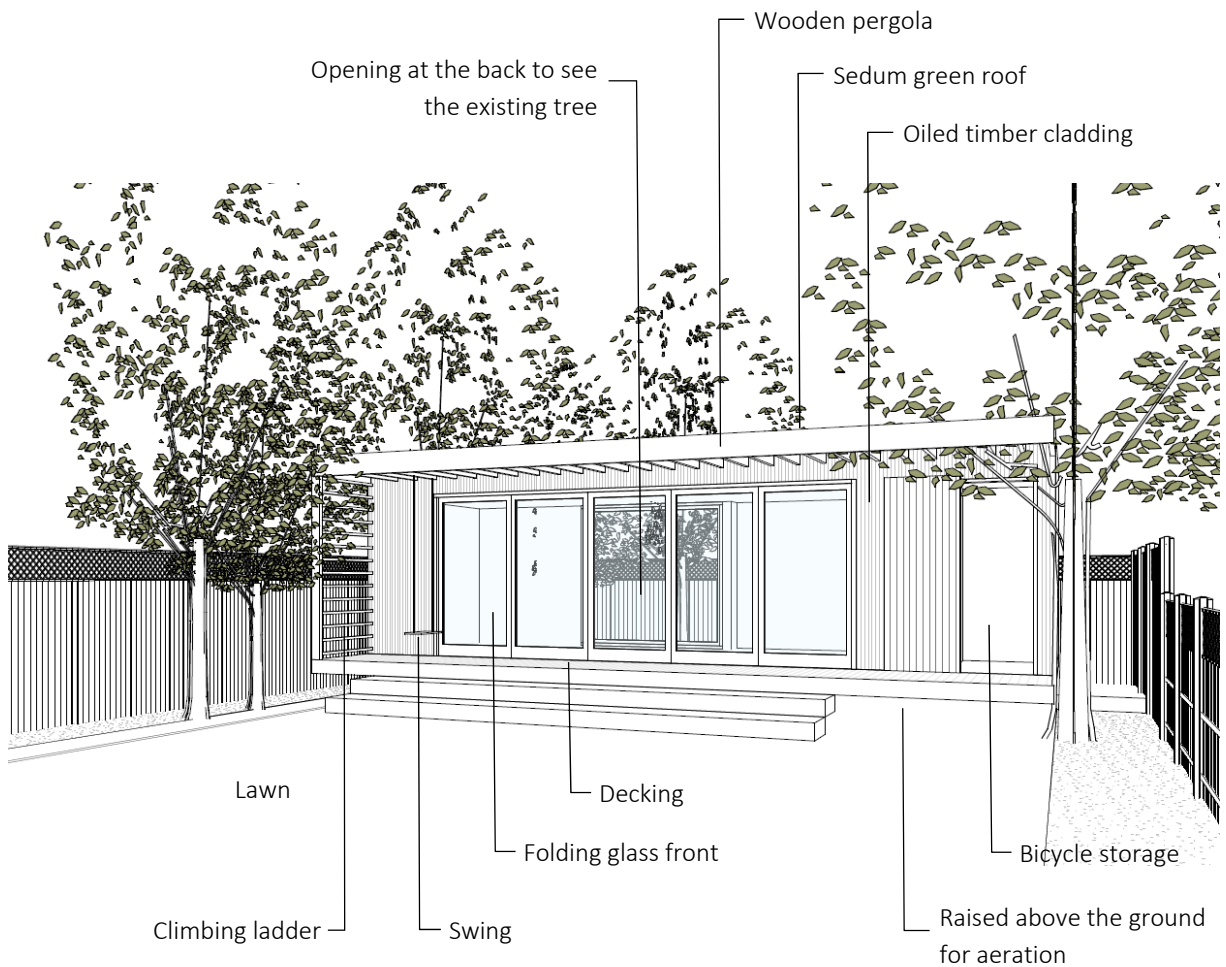
- 5.8 The proposed green sedum roof would enhance visual quality of the amenity, provide habitat for wildlife and contribute to biodiversity of the garden.

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5.9 The pavilion would be set back 1 m from the boundaries and the existing trees, allowing free growth of the plants and easy access for maintenance of the timber cladding and the boundary walls.

High quality design

5.10 The proposed garden room respects the context, scale and setting of the area in which it would be located. It has been designed utilising high quality natural materials: timber frame, oiled timber cladding and green roof. The shape of the pavilion is simple and derived from the surrounding natural elements, stepping back from the existing trees. The pergola canopy over the decking creates smooth transition between open and enclosed space. Large openable glazing provides full visual and spatial connection with the surrounding landscape. The whole structure would provide visual interest to the garden.



5.0 Summary & Conclusions

- 6.1 This application proposes to demolish and replace the existing garden room at the back of the garden.
- 6.2 The proposals have been designed having regard to the site's character, opportunities and constraints.
- 6.3 The application is supported by the necessary technical documents (Arboricultural Survey & Tree Protection Plan) which demonstrate that the proposals can be constructed without detriment to the natural or built environment and similarly would not harm the amenity of any neighbouring properties.
- 6.4 The proposals accord with Development Policies DP22, DP24, DP25 and DP26 as well as Camden Planning Guidance Policies 1, 3 and 6 and Fitzjohns & Netherhall Conservation Area Statement.
- 6.5 Officers' support for this application is therefore requested.