

## FULL PLANNING APPLICATION

PROPOSAL FOR  
AN ARTIST'S GARDEN STUDIO

8B CLIFF ROAD  
LONDON NW1 9AN

June 2018

For the London Borough of Camden  
Planning Department  
5 Pancras Square  
London N1C 4AG



Prepared by  
forresterarchitects Ltd.



View to rear of no. 8 cliff road.



View to rear of Camden Mews from the garden of 8 cliff road.



View to rear (left) of adjacencies of Camden Mews



View to rear (right) of adjacencies of Camden Mews

## PLANNING STATEMENT

### Introduction

#### Background.

The application site is the rear garden to no. 8 Cliff Road. The property is not Listed and is a Freehold property under private ownership. The property was originally built between 1885 and early 1900 and is located within the Camden Square Conservation Area.

The area is identified as making a positive contribution to the character and appearance of the Conservation Area. To the North side of Cliff Road there are a number of raised semi-detached villas in an early victorian Classical-Italianate style.

The buildings on the terrace are generally semi-detached properties, which are closely built with small access gaps between them. Small gardens are provided to the front with more generous gardens to the rear. The gardens are sub-divided between properties with brick walls and timber fencing.

Beyond the gardens the rear of Camden Mews, properties in a rich variety of architectural styles, back onto the gardens of Cliff Road.

No plants or trees occupy the Garden 2 and the garden currently suffers from neglect, despite its near perfect aspect. It is a simple grass area with a small area of timber decking.

#### Statement of Intent.

A new artist's garden studio is proposed to Garden 2 and submitted for your consideration. Note the following: -

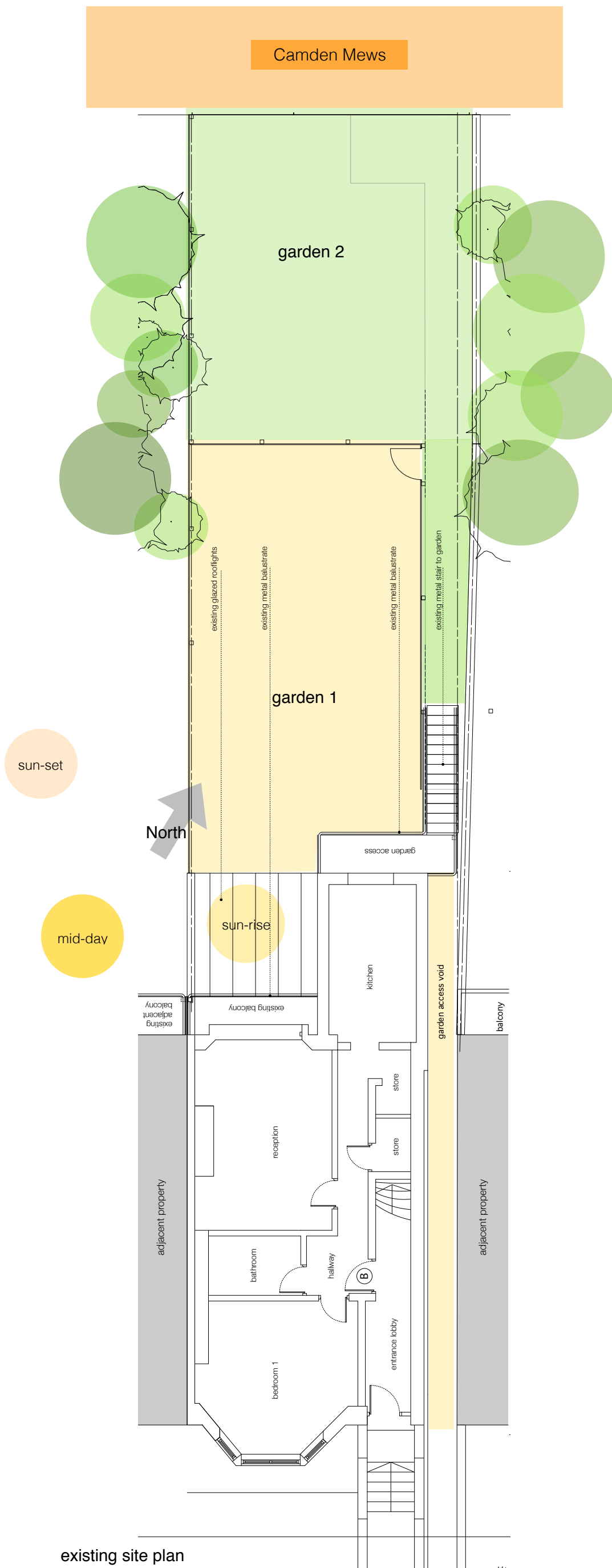
- In line with a number of planning approvals within the Borough associated ancillary accommodation is to be provided to 8B Cliff Road, in the form of an artist's garden studio.
- The current state of neglect will be reversed and the garden will be used for enjoyment and pleasure.

# PLANNING STATEMENT

## Site Analysis

### Sun-path Analysis.

The garden has a perfectly orientated south east facing aspect.



### The Context.

The rear garden to no. 8 Cliff Road is divided into two. The occupiers of 8A Cliff Road use Garden 1. Garden 2 is used by occupiers 8B Cliff Road. To either side mature perimeter foliage extends along the length of the garden demise.

Some adjacent neighbouring gardens have a number of mature trees, which add greatly to the character of the area and contribute to a rich garden environment.

# PLANNING STATEMENT

## Existing General Arrangement

### The Rear Garden

The area for development is within Garden 2. The rear garden area is approx. 72sq/m. The rear garden area of Garden 1 is approx. 80sq/m.

The overall garden area (Garden 1 & 2) equates to 160 sq/m.

The proposed artist's garden studio is 31sq/m. The studio footprint equates to 43% of the area allocated to Garden 2. When compared with the garden area as a whole (Garden 1 & 2) the studio occupies only 19.3% of the whole garden area.

### Site Context

no. 8 Cliff Road:

#### East Side

An existing masonry party fence walls separates the properties and is approximately 2m high. Mature foliage extents along its length.

#### West Side

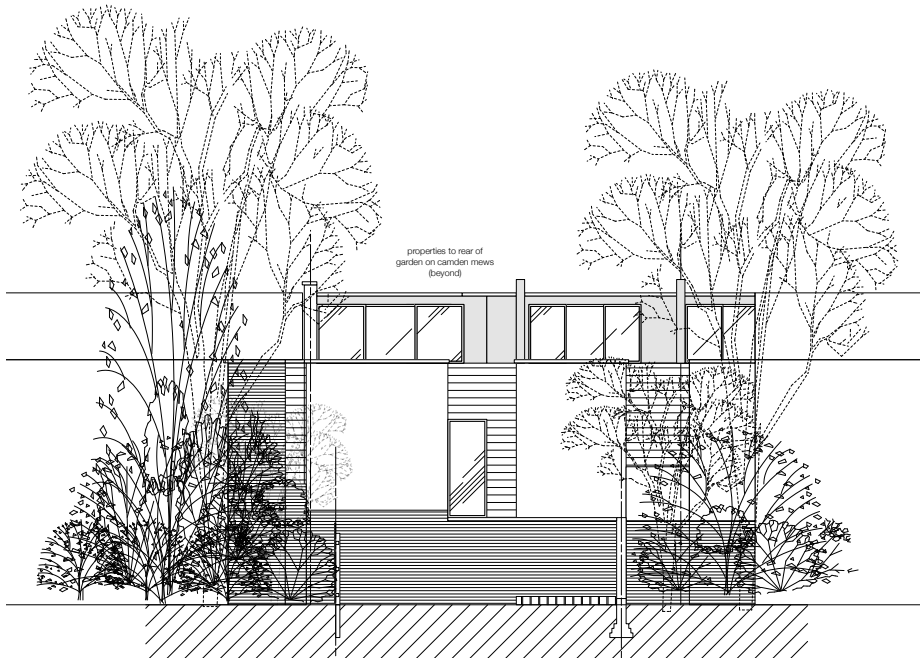
An existing timber party fence forms the perimeter demise between the rear gardens no. 8 & 9 Cliff Road and is approximately 1.8m high.

#### South Side

An existing timber party fence wall divides the gardens between no.8A & 8B Cliff Road and forms the perimeter demise and is approximately 1.8m high.

#### North Side

The property on Camden Mews forms the end of the garden. An imposing three-storey elevation is punctured with a modest vertically orientated window, set back from the rear property demise. A yellow facing brick wall construction forms a party fence wall to a height of approximately 2m.



existing view of camden mews rear elevation



existing view of cliff road rear elevation



PLANNING CONSIDERATIONS  
Graham Road and Mapledene  
Conservation Area

Proposed Site Information

Relevant information and statistics relating to the proposed rear extension and artist's garden studio.

Site Address:	8 Cliff Road, London NW1 9AN.
Borough:	London Borough of Camden.
Building Status:	The site is within the Camden Square Conservation Area. The property is not listed.
Current Use:	Private Residential
Garden Area:	72sq/mn (whole garden area 160sq/m)
New Artist's Garden Studio Area	31sq/m.  43% of the area allocated to Garden 2. (19.3% of the overall garden area)

Planning History

Within the London Borough of Camden the following applications have been recently approved. The applications are similar in their requirements to the proposed development and associated works to no.8B Cliff Road. These applications have been approved as submitted.

London Borough of Hackney

2017/6819/P\_ Erection of single storey timber garden room to be used as a hobby room.

2017/6175/P\_ Erection of a single storey rear extension and alterations to fenestration on rear and side elevation.  
Replacement of existing garage/garden room.

2016/2394/P\_ Proposed single storey garden room.

2015/0752/P\_ Erection of garden room to rear of existing lower ground and ground floor flat.

2011/2124/P\_ Erection of a garden room and a shed at rear of garden (following demolition of wooden shed) and erection of a single-storey lean-to on the rear elevation of existing flat (Class C3)).



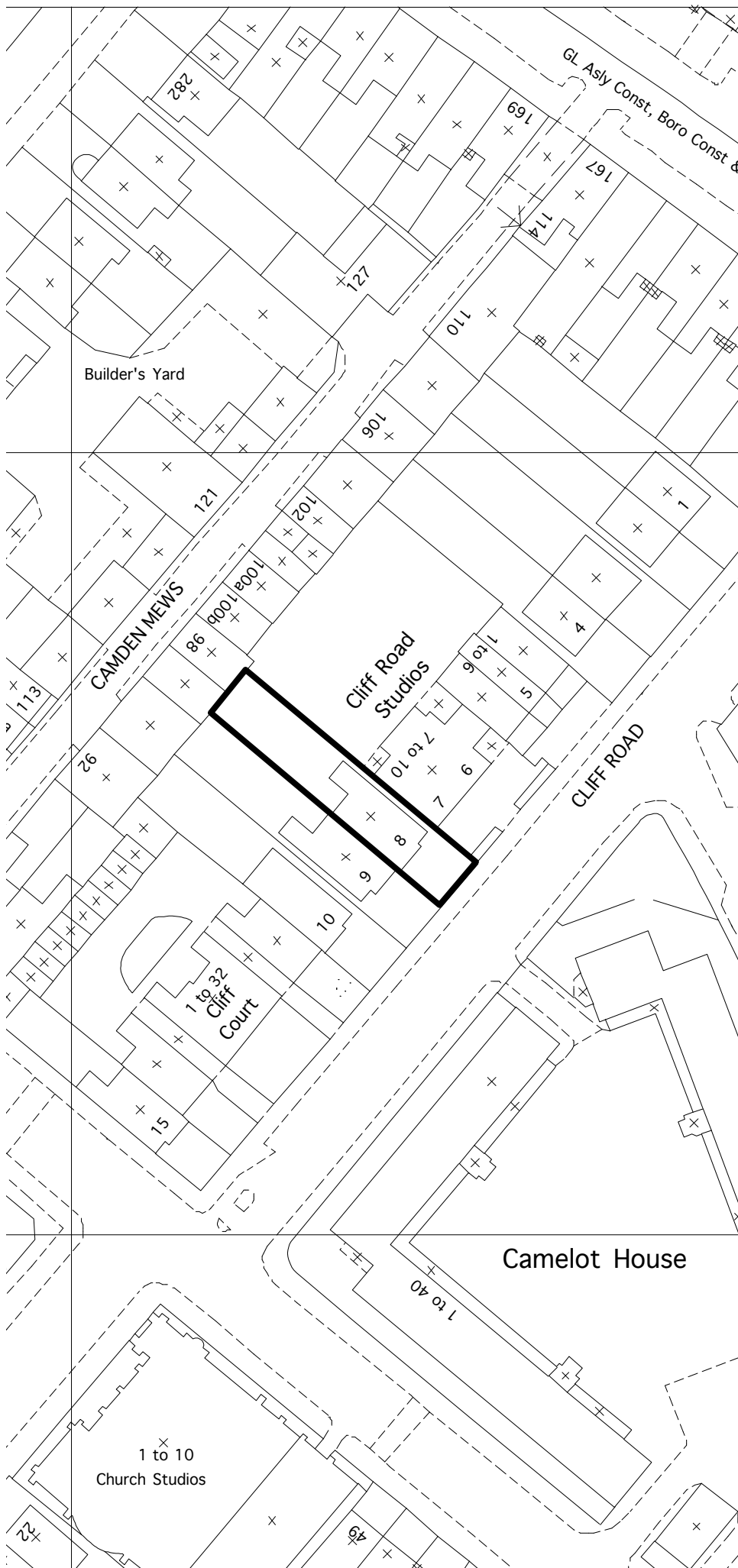
precedent planning approval for rear garden studio

## PLANNING CONSIDERATIONS

### Relevant Planning Policies

In the preparation of the planning, design and access statement the following planning policies have been adhered to: -

- Camden Square Conservation Area Appraisal and Management Strategy (2011)
- LDF Core Strategy and Development Policies 2010
  - CS5 Managing the impact of growth and development
  - CS14 Promoting high quality places and conserving our heritage
  - DP24 Securing high quality design
  - DP25 Conserving Camden's Heritage
  - DP26 Managing the impact of development on occupiers and neighbours
  - CPG1 Design (2015; Section 2, 3, 4 and 5) CPG2 Housing (2015; Section 4)
  - CPG6 Amenity (2011; Section 2,3,4,5,6 and 9)
  - CS24 Design
  - CS25 Historic Environment
- London Development Plan
  - 7.4 Local Character
  - 7.6 Architecture
  - 7.8 Heritage Assets and Archaeology
- National Planning Policy Framework 2012



location plan

# PLANNING STATEMENT

## Proposed Artist's Garden Studio

### Layout

In line with a number of precedent planning approvals within the Borough the additional ancillary accommodation is proposed in the form of an artist's garden studio.

Its proposed use is considered to be additional ancillary accommodation to the raised ground floor flat, 8B Cliff Road.

In addition to the artist's garden studio, the existing steel access staircase to the rear of the 8 Cliff Road will be reconfigured to provide garden access to 8C Cliff Road.

### Artist's Garden Studio Ground Floor

On entry a simple open plan studio space is provided with a small preparation area and associated sanitary provision.

With a significant growth in the market for this type of garden accommodation. The form of the artist's garden studio has been explored and developed further to create an architectural solution that is visually interesting within the garden environment.

### Design

A rigorous design approach has been adopted to ensure the new artist's garden studio is configured as a modern alternative in terms of form, mass and scale in an effort to avoid the more mundane boxy garden rooms.

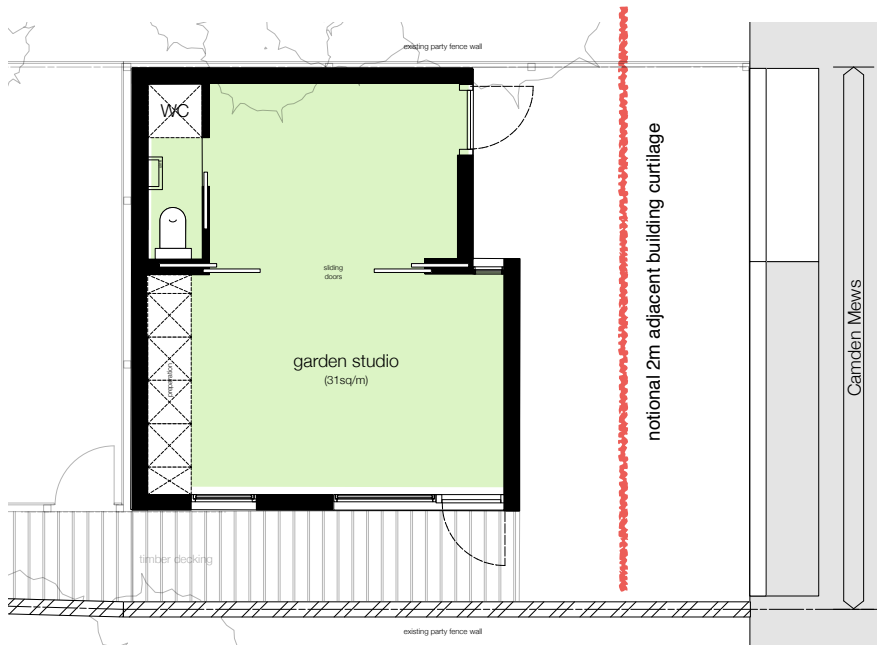
### Scale and Amenity

The artist's garden studio responds directly to the criteria stipulated for outbuildings. The proximity of the studio to the party fence wall has resulted in a well-considered modelling to determine the form and massing of the studio. Given the distance from the main house and the adjacent property on Camden News, the impact of the artist's garden studio is considered to be minimal and would not have a significant impact on the residential amenity of the adjoining owners/occupiers.

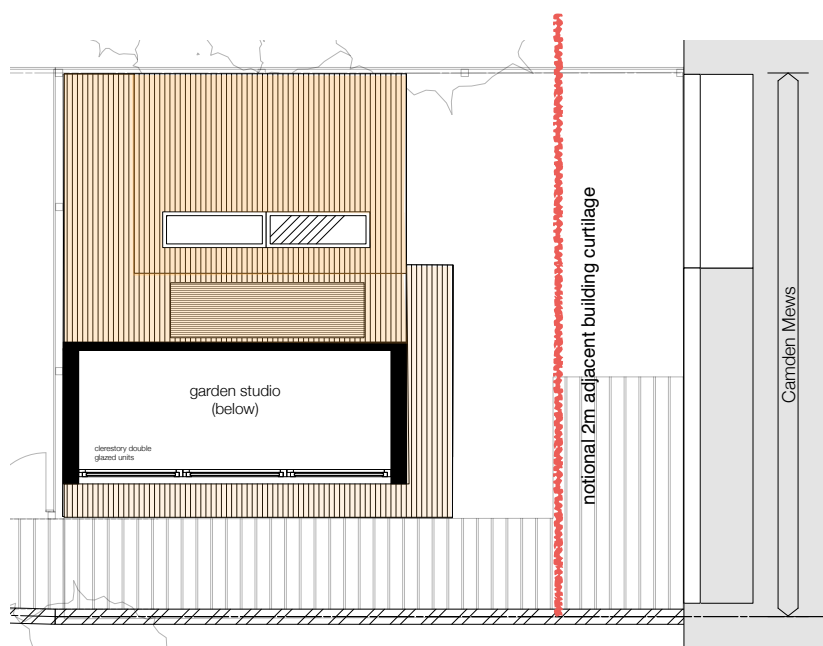
It should be noted the window fenestration has been carefully considered to each elevation. The introduction of clerestory windows provides the principle source of daylight to the studio. To the East 'blind' views are framed of the adjacent garden walls to provide a source of daylight but no opportunity to overlook adjacent properties. Similarly, only one window to the North elevation frames a view of the brick wall to the rear of Camden Mews. The artist's garden studio remains a reasonable distance from the Camden Mews house for an urban garden environment.

The impact of the artist's garden studio is considered to be minimal. More than 50% of the remaining garden area remains useable and is satisfactory for various amenity purposes.

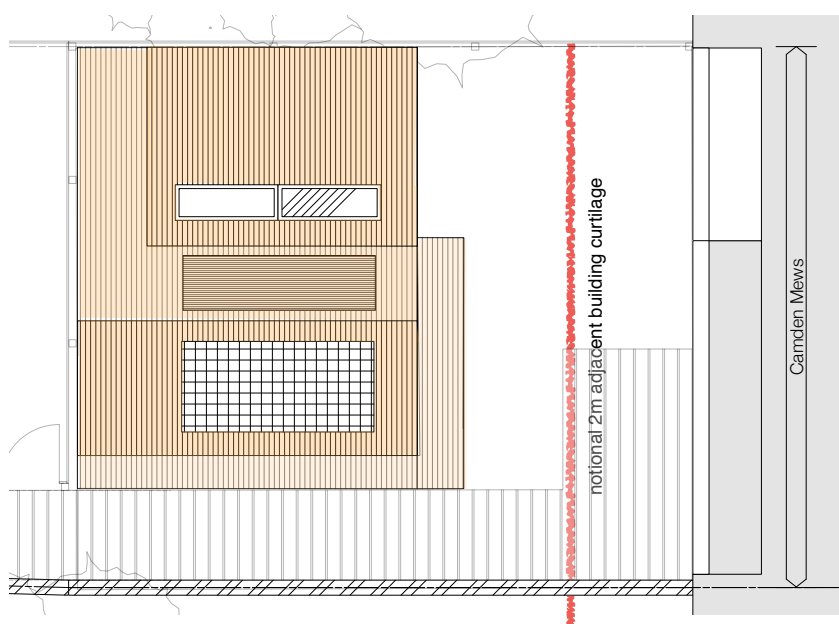
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artist's garden studio ground plan



artist's garden studio clerestory



artist's garden studio roof plan

# PLANNING STATEMENT

## Proposed Artist's Garden Studio

### Sustainability

Given the perfect orientation and location of the new artist's garden studio there's an opportunity to power the studio by solar thermal and solar photovoltaic panels. Mounted on the incline of the new roof form the studio can be self-sufficient in terms of energy and limit its dependency on the conventional statutory utilities.

The artist's garden studio is functional and will employ simple traditional construction techniques. A timber frame construction is proposed as the primary construction material and has an inherently low energy output; where possible the construction will be prefabricated. The installation of the frame will result in little or no waste products to be removed from site. As a result noise and disturbance from the construction will be minimal.

The timber will be used from a sustainable source. The rainwater collected from the roof can be harvested in order to irrigate the garden and minimise the use of water. The proposed timber cladding will also provide a new habitat for insects.

Given the relatively light-weight nature of the construction the new foundation will comprise of timber sleepers. The foundation will remain shallow and scraping to the topsoil will be minimal.

### Appearance

The new artist's garden studio is perceived as a stand-alone temporary timber garden structure.

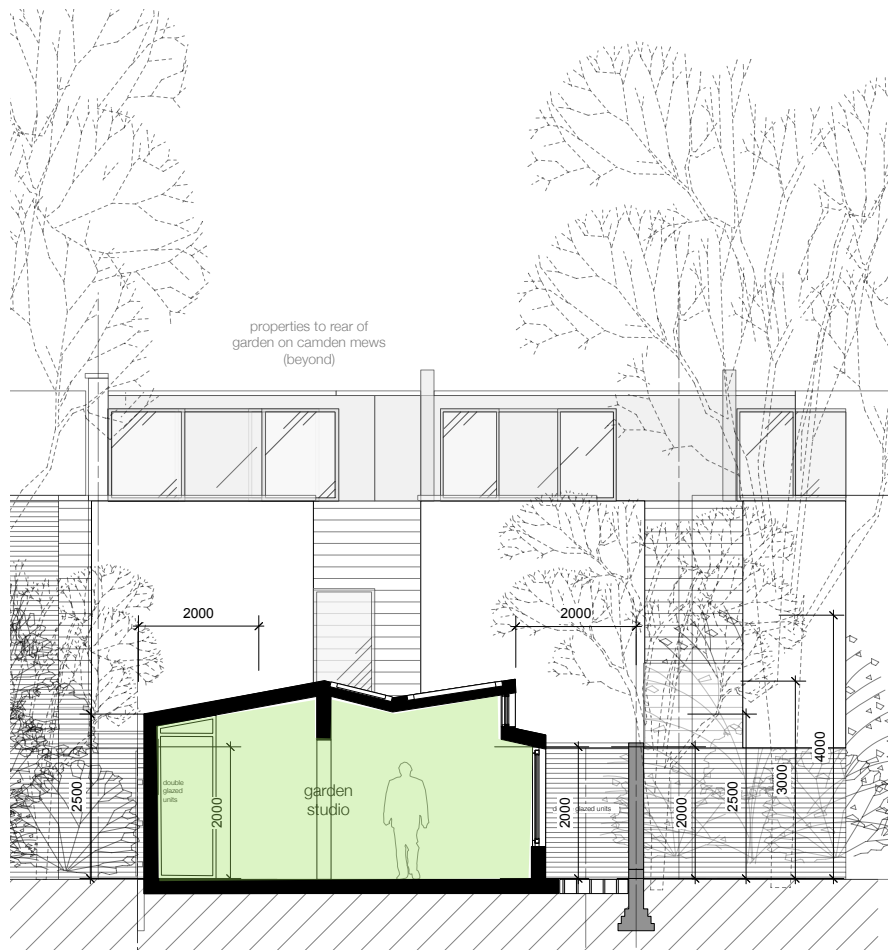
The studio will be contained behind the existing garden fence delineation, which subdivides the two gardens. The proposed timber cladding that will form the walls and roof will integrate the studio into its garden surroundings.

When viewed from the neighbouring gardens the new roof form will contribute to the idea of a temporary structure set in the garden environment.

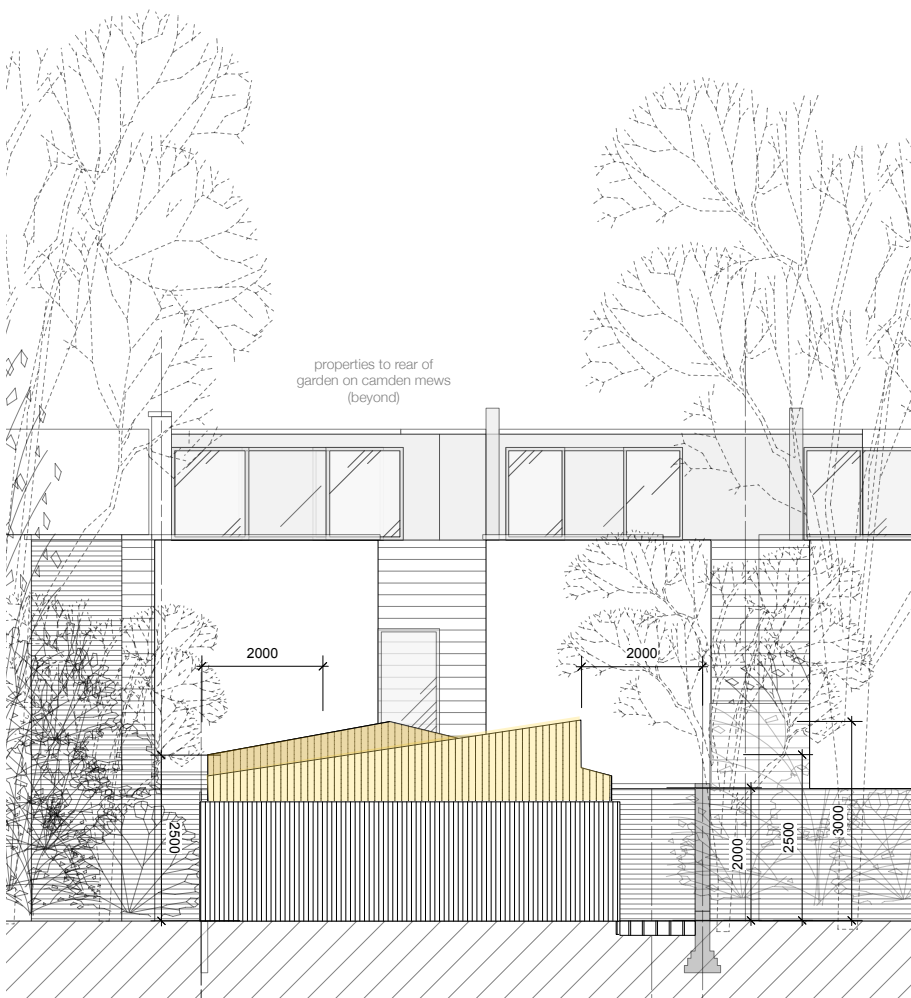
The materials and scale will be in keeping with the local garden vernacular and considered sympathetic to its local surroundings. Over time garden foliage will be encouraged to grow over the studio.

### Impact to trees

The gardens are well established with mature foliage. There are no safeguarded trees within the immediate vicinity. It is not necessary to remove trees and foliage during the construction, but an appropriate level of replanting trees and foliage will be replanted to enhance the garden environment.



artist's garden studio section



artist's garden studio elevation



## PLANNING STATEMENT

### Conclusion

From the outset, the main consideration for the new artist's garden studio has been how to integrate the studio into the garden as well as protecting the character of the existing building and the wider local environment.

Employing the highest standard of design and with reference to all relevant planning policy strategies, the artist's garden studio has resulted in a well-considered architectural solution.

It has been necessary to reconsider the massing, scale and design of the new artist's garden studio.

The design criteria of outbuildings have been interpreted to inform the design. The artist's garden studio is perceived as a single storey construction. As the outbuilding is within 2m of the boundary the height at eaves is at a maximum of 2.5m. The overall height of the new artist's garden studio, with a minimal dual pitch roof is 3m at the roof apex.

The design is considered and appropriate given its location.

The overall area of the new artist's garden studio remains a small percentage of the existing garden space. It ensures the impact of the development on the occupiers and neighbours is fully considered and minimal. The proposed materials and composition are considered to be visually interesting and not harmful to the character and appearance of the Conservation Area.

The addition of a new artist's garden studio is considered not detract from but enhance the overall architectural merit to the rear of Cliff Road and the wider Conservation Area.

We submit this application as an appropriate form of development in accordance with current planning policy. There are no material considerations that would undermine our proposition and we request full planning permission is granted.

DESIGN STATEMENT  
Material Palette -



coloured timber cladding



timber and glazing composition



the composition of elements contribute to local garden vernacular.

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