

A T E
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Design & Access Statement

81 St Augustine's Road
LONDON NW1 9RR

Garden Pavilion
September 2018

B A U
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1. Introduction

This Design and Access Statement has been prepared as part of an application for full planning consent for a garden pavilion to 81 St Augustine’s Road, London, NW1 9RR.

2. Background

2.1 Existing Site Description

Site address: 81 Augustine’s Road, London, NW1 9RR

Borough: London Borough of Camden

Building status: The property is not listed

Current use: Residential house

Description: Existing:
No. 81 St Augustine’s Road is a five storey mid 19th century terrace house, comprising lower & upper ground, first, second and loft floors. The front garden occupies a space of 3.80 meters wide x 5.70 meters deep and the rear garden stretches along 25.14 meters over a width of 5.89 meters.

Proposal:
The project is for a garden pavilion offering extra study / library space for use in association with the main residence. The footprint of the pavilion will sit within the paved area at the end of the garden.

Location: St Augustine’s Road sits within the Camden Square Conservation Area, between York Way and Camden Square. Many of the adjoining properties have added garden studios at the back of their garden. Planning permissions for similar proposals have been granted for 3 South Villas (2011/2124/P), 70 St Augustine’s Road (2005/0783/P) and 25 Marquis Road (2014/6861/P).

2.2 Planning History

On the 2nd of January 2018 planning consent has been granted for the replacement of 2 trees in the rear garden (2017/6762/T). The replacement of the trees would be made in conjunction with the build of the new pavilion.

2.3 Pre-application

There has been no pre-application process on this application.

3. Policy & Design Justification

3.1 National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

The National Planning Policy Guidance (PPG) is also a material consideration and has been taken into account as part of the assessment of these proposals.

Paragraph 56 of the National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

Policy 3.5 of the London Plan 2015 requires housing development to be of the highest quality; Policies 7.1, 7.4, 7.5 and 7.6 states that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context.

3.2 Scale and Appearance

The proposed project would be located at the end of the garden within the footprint of the existing paved area. It will be set back from the garden wall by 500mm at rear and 520mm either sides. The enclosed pavilion area will be 4.8 meters wide by 4.45 meters deep with the roof stretching an extra 1.2 meters to cover part of the decking at the front. The pavilion will continue providing sufficient garden space that is 5.89 meters x 19.10 meters.

The pavilion will be a simple timber frame volume with a pitched roof running parallel to the width of the garden. It will be clad with high quality vertical timber boards and covered with a green roof which will blend into the surrounding foliage and positively contribute to the biodiversity of the conservation area. The full width of the pavilion front will be made of 3 panels patio sliding doors, double glazed with a U-value of at least 1.3, and timber framed to match the adjacent cladding. A long fixed rooflight parallel to the ridge will bring extra daylight into the back of the pavilion. None of those openings will overlook adjacent gardens. The pavilion will be built on a timber joists base, thus preserving a permeable surface underneath allowing the rainwater to soak into the subsoil.

3.3 The Camden Planning Guidance

‘Development in rear gardens should:

- *ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host garden*
- *not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area*
- *use suitable soft landscaping to reduce the impact of the proposed development*

The pavilion footprint is contained at the back of the garden, which will still stretch along 19.10 meter between the house rear extension and the pavilion. The green roof will create a visual continuity between the garden planting, the pavilion and the trees canopies beyond. The pavilion won't be built on a concrete slab but on timber joists above the permeable ground. This will improve the current rain water soaking of the area as the brick paving will be omitted.

‘Development in rear gardens should:

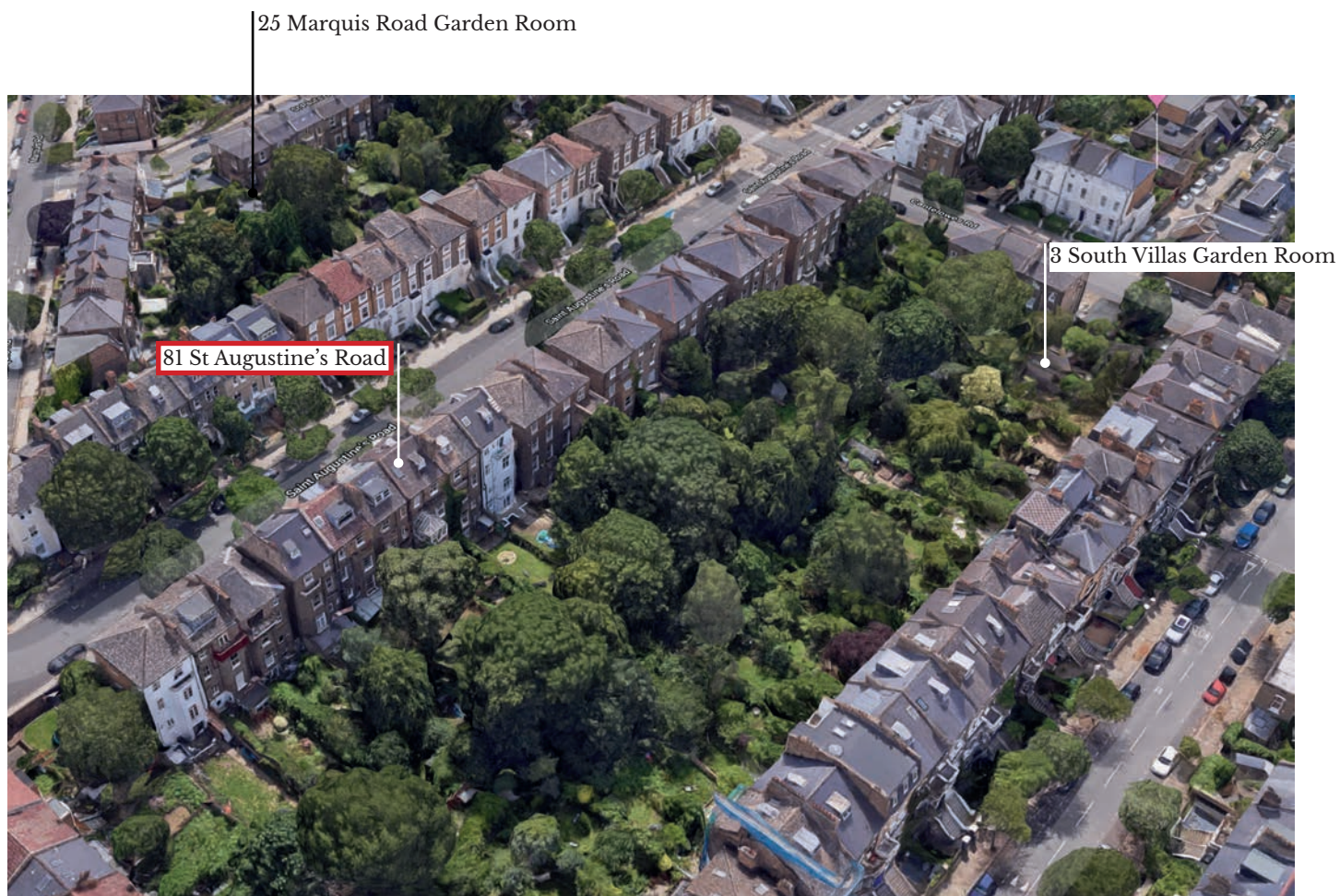
- *ensure building heights will retain visibility over garden walls and fences*
- *use materials which complement the host property and the overall character of the surrounding area. The construction method should minimise any impact on trees (also see Landscape design and trees chapter in this CPG), or adjacent structures’*

The scale of the pavilion has been carefully worked out to ensure no impact on the adjoining properties. The eaves will exceed the height of the existing garden fence by 795mm only. The building materials visible from the neighbouring properties will be mostly a sedum roof and a small portion of the vertical cladding, which has been selected with care to ensure minimal visual impact on the garden landscape around. The off the ground, light timber frame, building method of the pavilion will have no adverse impact on the soil below, keeping it open and untouched for the vegetation to thrive.

‘As development densities increase, brown roofs, green roofs and green walls can provide valuable amenity space, create habitats and store or slow down the rate of rain water run-off, helping to reduce the risk of flooding.’

The proposed pavilion will feature an extensive green roof contributing to the biodiversity of the area.

3.4 Existing Conditions



Aerial view of St Augustine's Road and South Villas gardens.



View of 81 St Augustine's Road rear garden

Tree to be placed (2017/6762/T)

Paved area

Tree in 16 South Villas garden



View of 81 St Augustine's Road rear garden

3.4 Existing Conditions

No 83 St Augustine's Road

No 81 St Augustine's Road

No 79 St Augustine's Road



View of 81 St Augustine's Road rear elevation.

4. Design Statement

4.1 Use

The proposed use of the pavilion is to bring extra study and library space to the main house.

Access to the house will remain unchanged.

4.2 Form

The design aims to create a discreet and appropriate garden pavilion in relation to the main property. The proposal will not be visible from street level positions and from most rear gardens of neighbouring properties. Care has been taken to ensure that the pavilion depth doesn't project beyond the tree canopies, thus, there will be no impact on the neighbouring properties. The sedum covered pitched roof will provide a camouflage cladding to the pavilion, minimizing its overall visual impact. The pavilion will have no significant impact on the character of the conservation area and will not be visible from the street.

4.3 Materiality

The proposed pavilion will be clad with high quality vertical timber boards and covered with a green roof which will blend into the surrounding foliage and positively contribute to the biodiversity of the conservation area. The full width of the pavilion front will be made of 3 panels patio sliding doors, double glazed with a U-value of at least 1.3, and timber framed to match the adjacent cladding.

4.4 Daylighting

The proposed sliding patio doors will provide superior daylighting to the pavilion. The fixed rooflight on the rear slope will bring additional natural light to the study area below.

The new garden pavilion will have no impact on the daylighting of the main property, and very little on the garden as it is located at the North-Western end of the garden under the tree canopy.

4.5 Schedule of areas

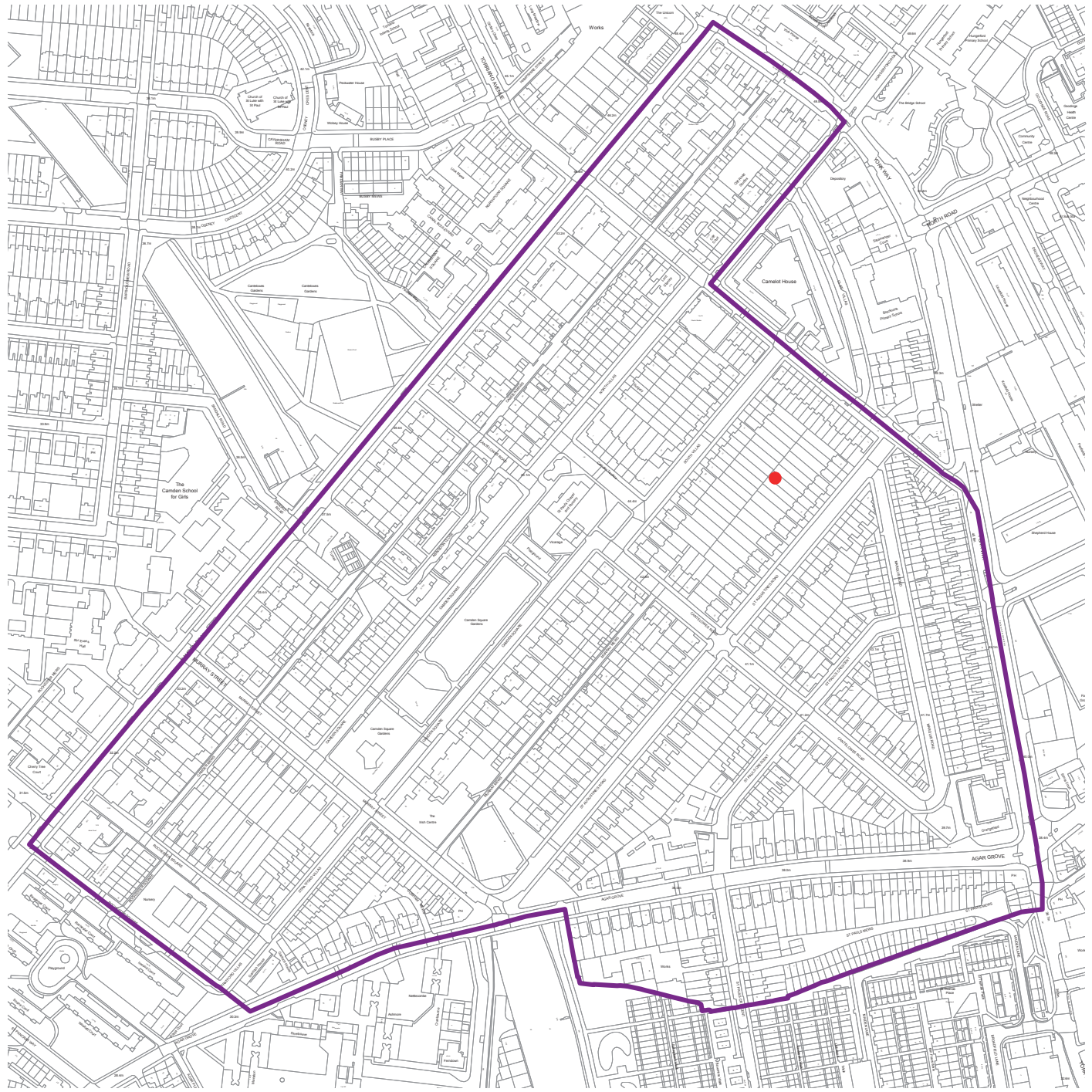
Proposed Pavilion GIA: 17.10 m²

5. Appendice

5.1 Location Plan

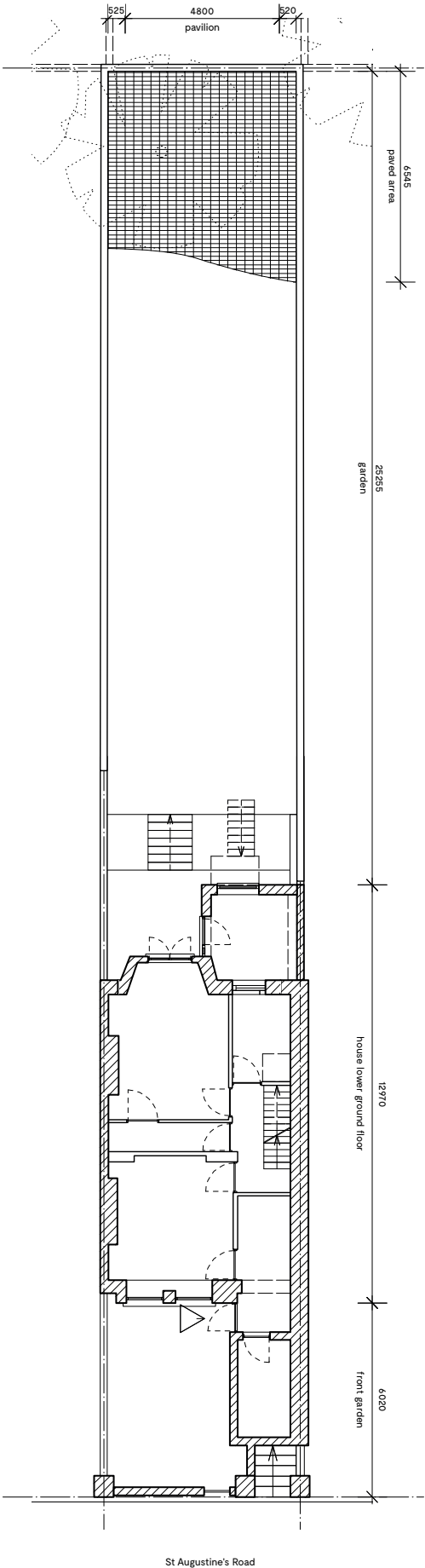


5.2 Conservation Map Area

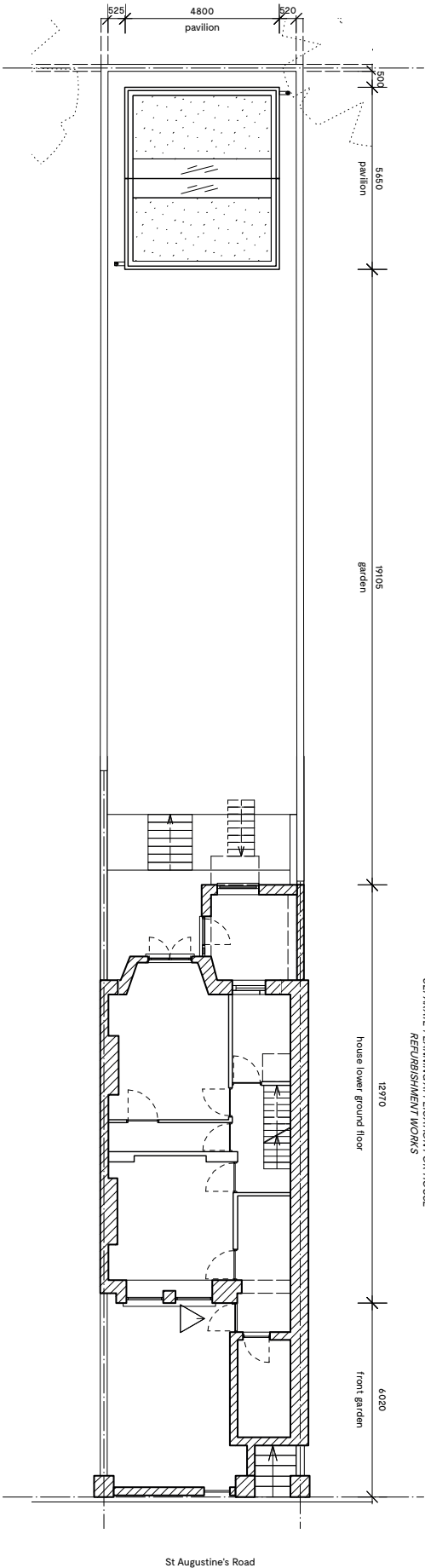


Camden Square Conservation Area Map

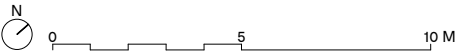
5.3 Existing Drawing
Garden Plan



5.4 Proposed Drawings
Garden Block Plan

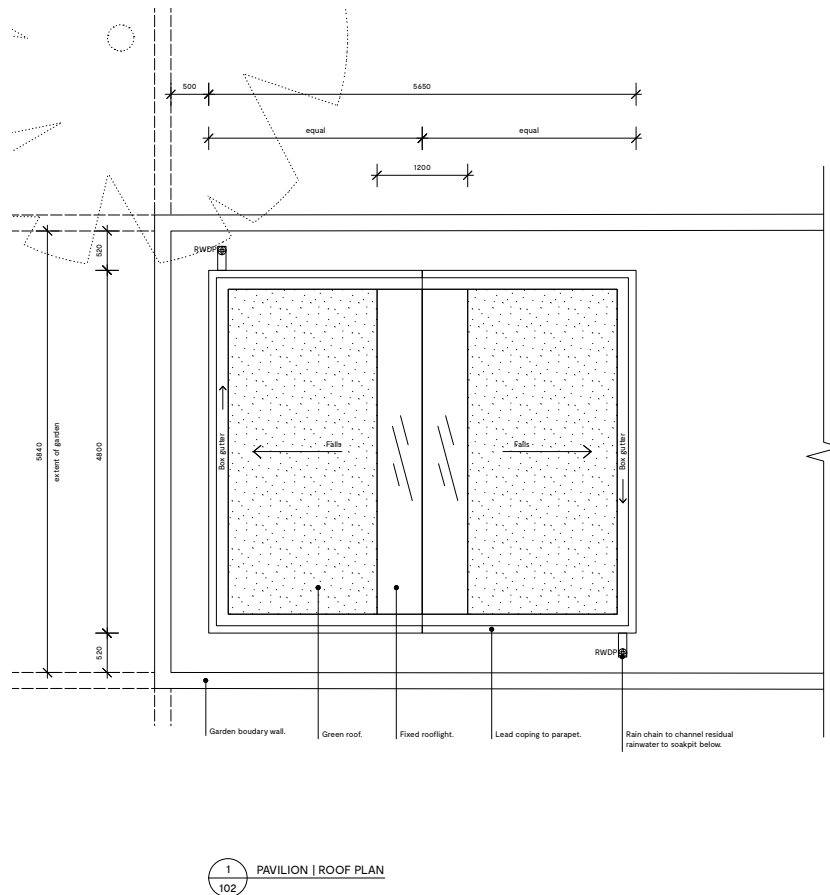
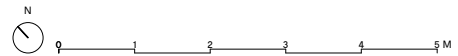
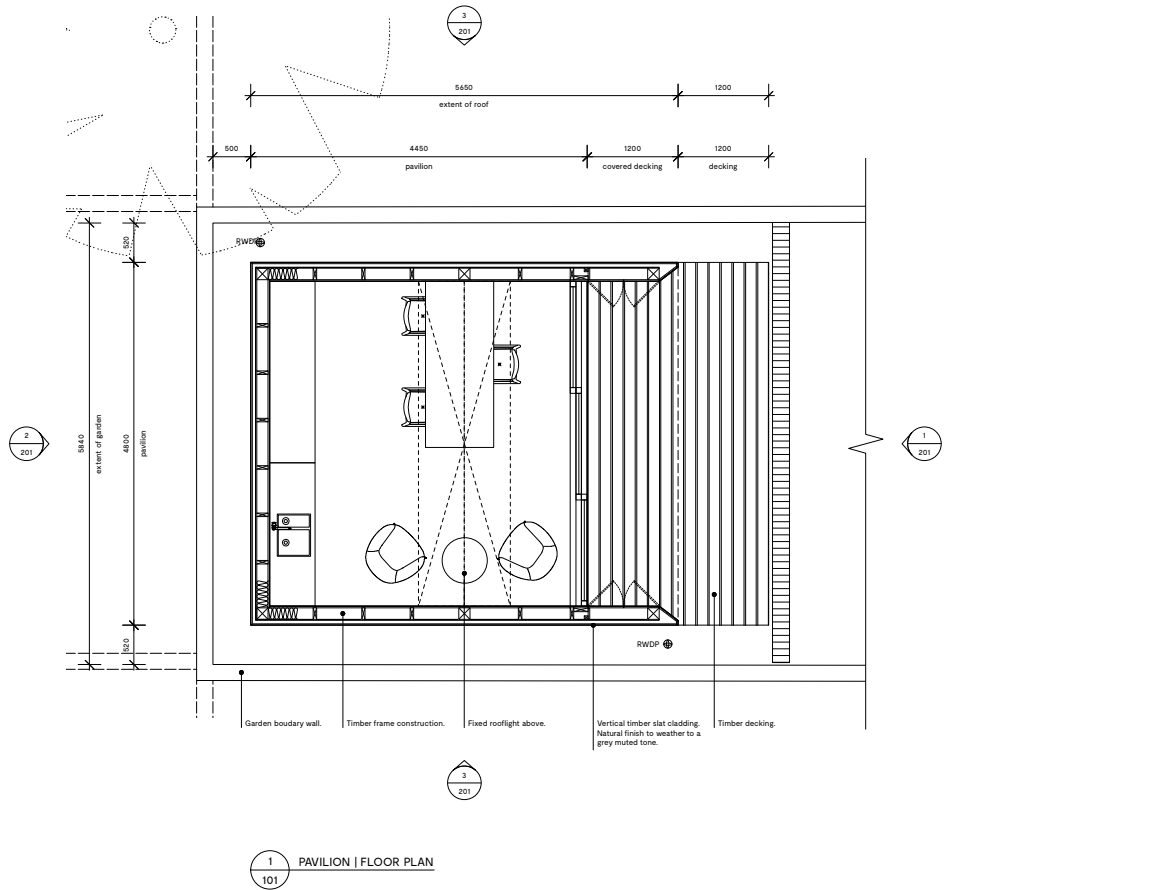


St Augustine's Road

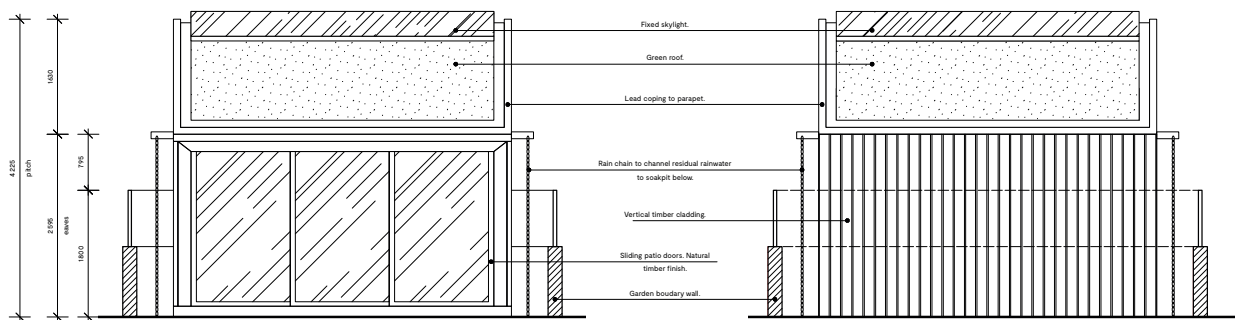


5.4 Proposed Drawings

Ground Floor and Roof Plans 1:100

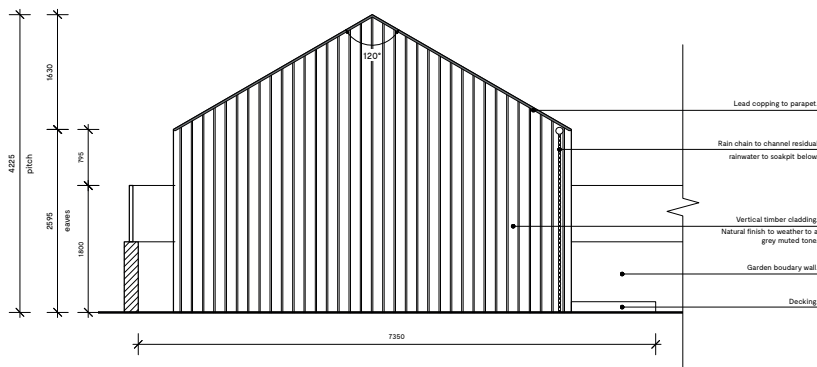


5.4 Proposed Drawings Elevations 1:100

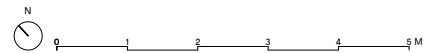


1 PAVILION | FRONT ELEVATION
201

2 PAVILION | REAR ELEVATION
201



3 PAVILION | SIDE ELEVATIONS (MIRRORED)
201



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