

A T E  
L I E R

Design & Access Statement

81 St Augustine's Road  
LONDON NW1 9RR

Garden Pavilion  
December 2018 - Update

B A U  
L I E R



## CONTENTS

1. Introduction	4
2. Background	
2.1 Existing Site Description	4
2.2 Planning History	4
2.3 Pre-application	5
3. Policy & Design Justification	
3.1 National Guidance	5
3.2 Scale and Appearance	5
3.3 The Camden Planning Guidance (July 2015)	6
3.4 Existing Conditions	7-10
4. Design Statement	
4.1 Use	11
4.2 Form	11
4.3 Materiality	11
4.4 Daylighting	11
4.5 Schedule of Areas	11
5. Appendices	
5.1 Location Plan	12
5.2 Conservation Area Map	13
5.3 Existing Drawing	14
5.4 Proposed Drawings	15-17

# 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 existing 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 600mm at rear and 620mm either sides. The enclosed pavilion area will be 4.6 meters wide by 4.6 meters deep with a timber deck at the front. The pavilion will continue providing sufficient garden space that is 5.89 meters x 20.03 meters.

The pavilion will be a simple timber frame volume with a flat roof. It will be clad with high quality vertical timber boards (Russwood Scotlarch SiOO:X) 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 2 central French doors with an adjacent fixed panel either side, double glazed with a U-value of at least 1.3, and natural timber framed to match cladding. A fixed rooflight parallel to width of the garden will bring extra daylight into the back of the pavilion. None of those openings will overlook adjacent gardens. A blind will be fitted to the skylight and curtains to the glazed facade to prevent light pollution at night. The pavilion will be built on a timber joists base with a minimal concrete slab below thus preserving a large permeable surface around allowing the rainwater to soak into the subsoil via a perimeter French drain.

### 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 20.03 meters 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 will be built on timber joists resting on a minimal concrete slab surrounded by a French drain. This will improve the current rain water soaking of the area as the brick paving will be omitted. Its flat roof will read as an additional line set back from the garden fencing projecting above by 1220mm. The end of the gardens being generously planted with mature trees, the addition of the pavilion won't have an adverse effect on the sun light levels into the neighbouring gardens.

*‘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 negative impact onto the adjoining properties. The roof will exceed the height of the existing garden fence by 1220mm only. The building materials visible from the neighbouring properties will be mostly a sedum roof and a portion of the high quality vertical cladding, which has been selected with care to ensure minimal visual impact on the garden landscape around. The light concrete foundations and the off the ground, light timber frame building method of the pavilion will have no adverse impact on the soil below, keeping its weight to minimum 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 replaced (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.

### 4.1 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 flat 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 cladding will be a pre-weathered board, such as Russwood Scotlarch SiOO:X mid-grey, to maintain a consistent qualitative appearance overtime. The full width of the pavilion front will be made of 2 central French doors with an adjacent fixed panel either side, double glazed with a U-value of at least 1.3, and timber framed with a natural finish matching the adjacent cladding.

### 4.4 Daylighting

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

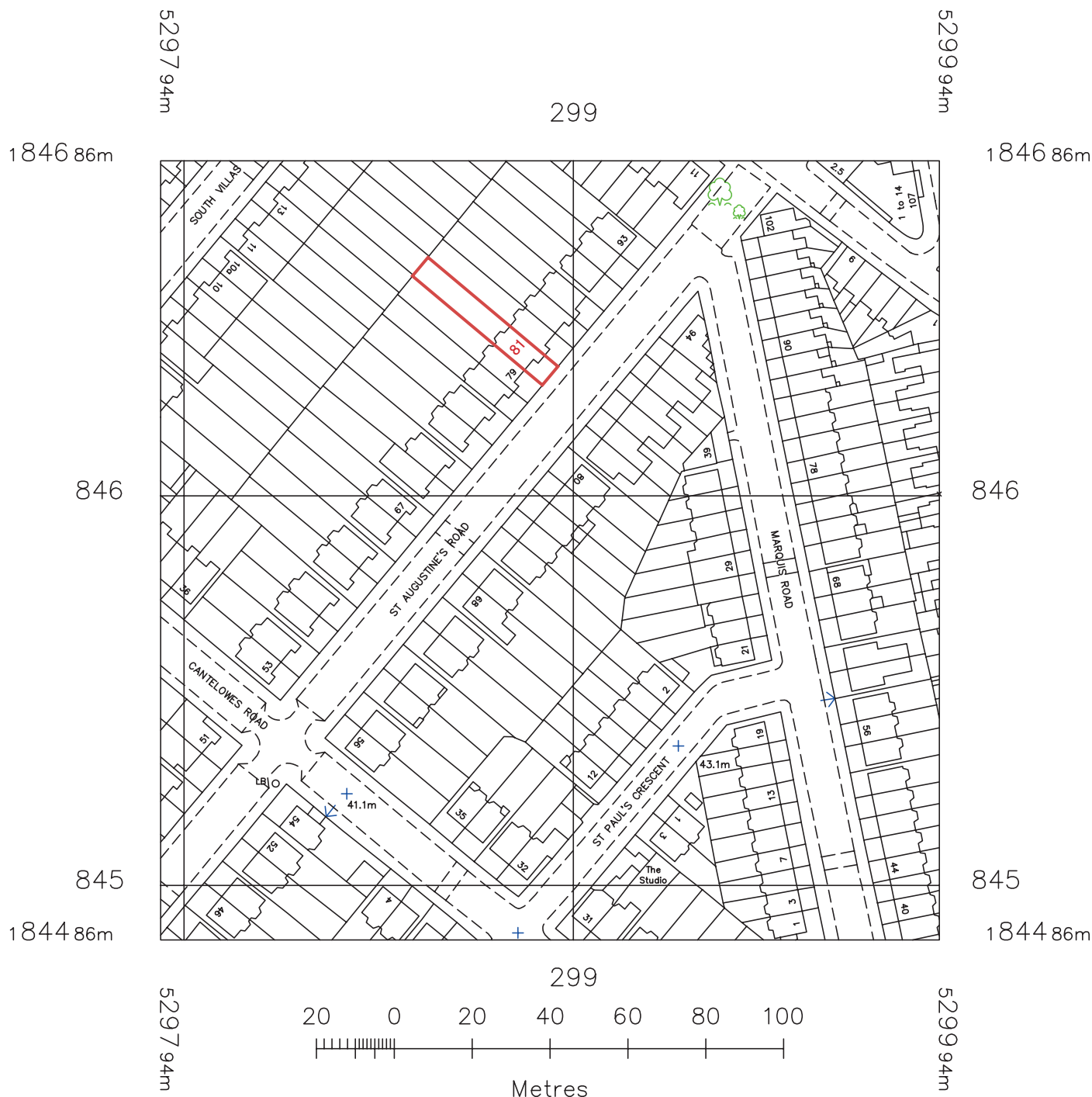
The new garden pavilion will have no impact on the daylighting of the main property, and very little on the garden as it is located at the North-Western end of the garden under the tree canopy.

### 4.5 Schedule of areas

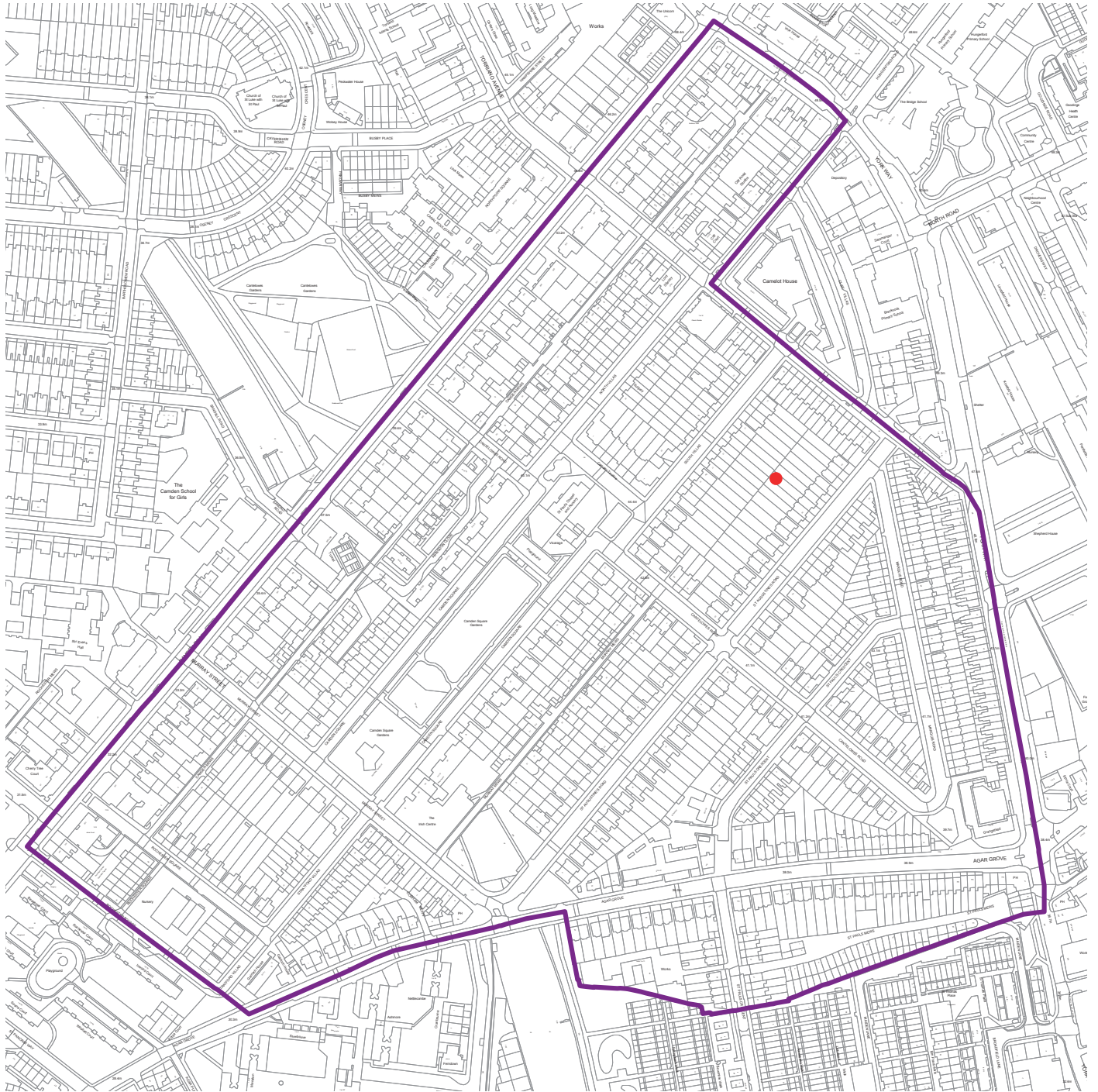
Proposed Pavilion GIA: 16.50 m<sup>2</sup>

# 5. Appendice

## 5.1 Location Plan

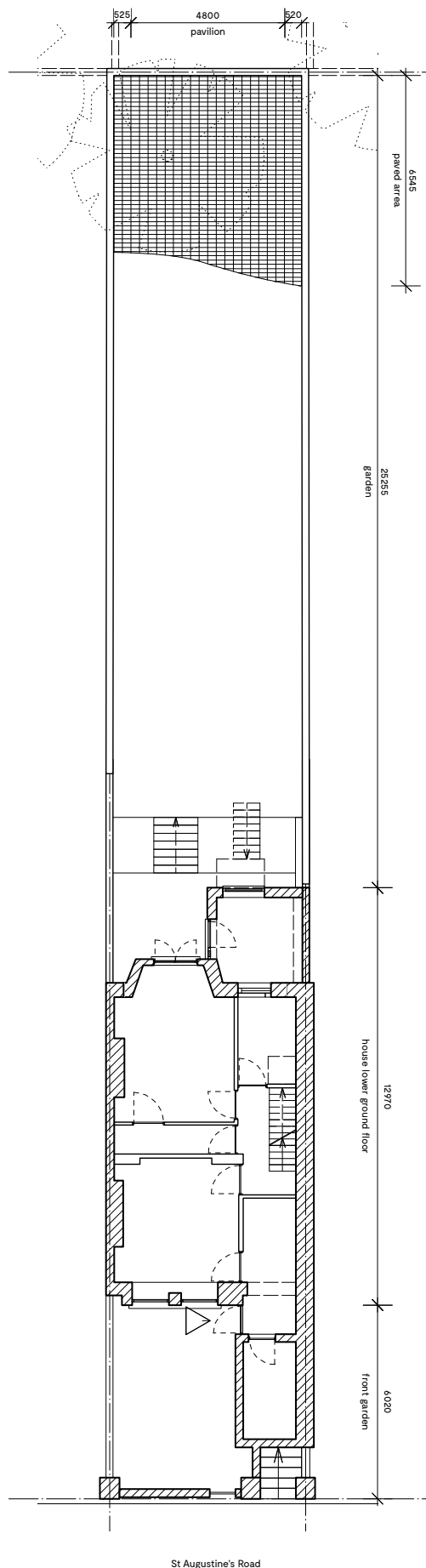


# 5.2 Conservation Map Area

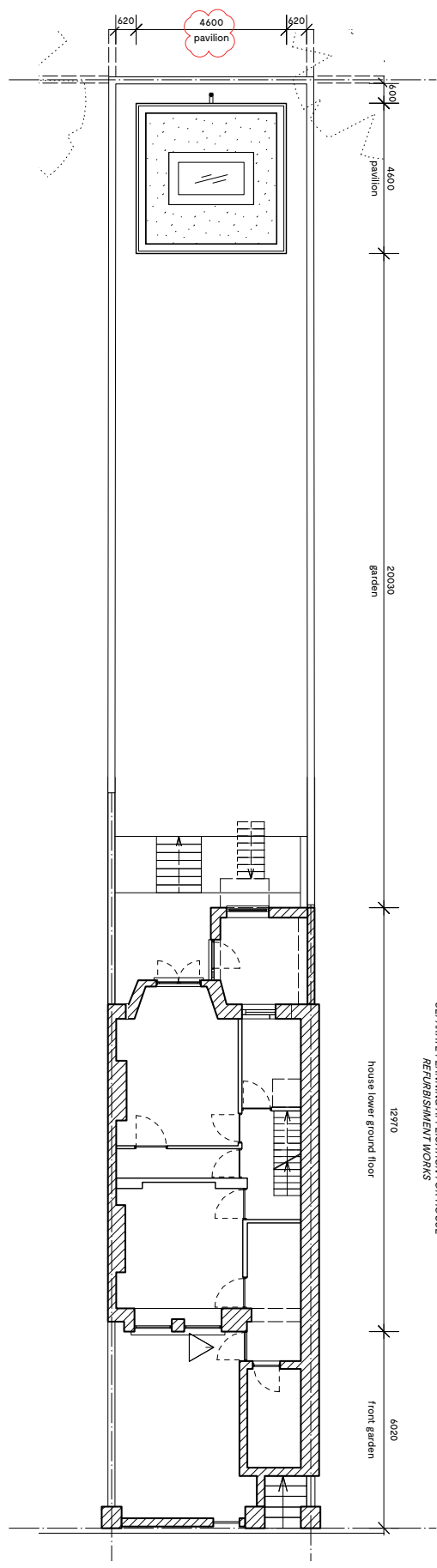


Camden Square Conservation Area Map

5.3 Existing Drawing  
Garden Plan



5.4 Proposed Drawings  
Garden Block Plan

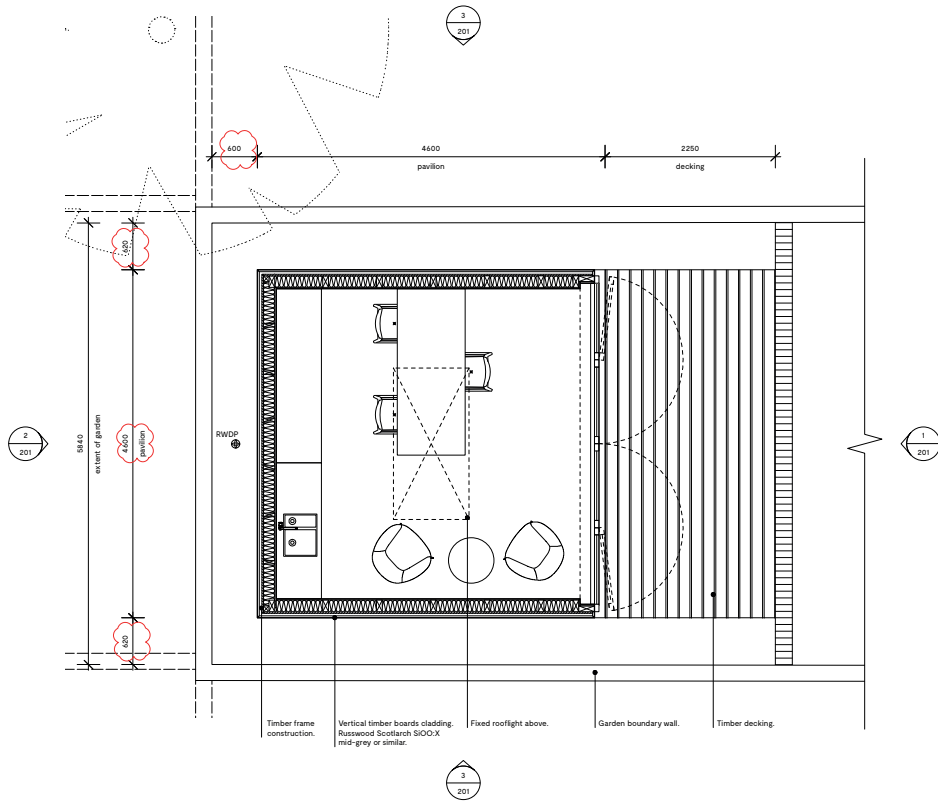


SEPARATE PLANNING APPLICATION FOR HOUSE  
REFURBISHMENT WORKS

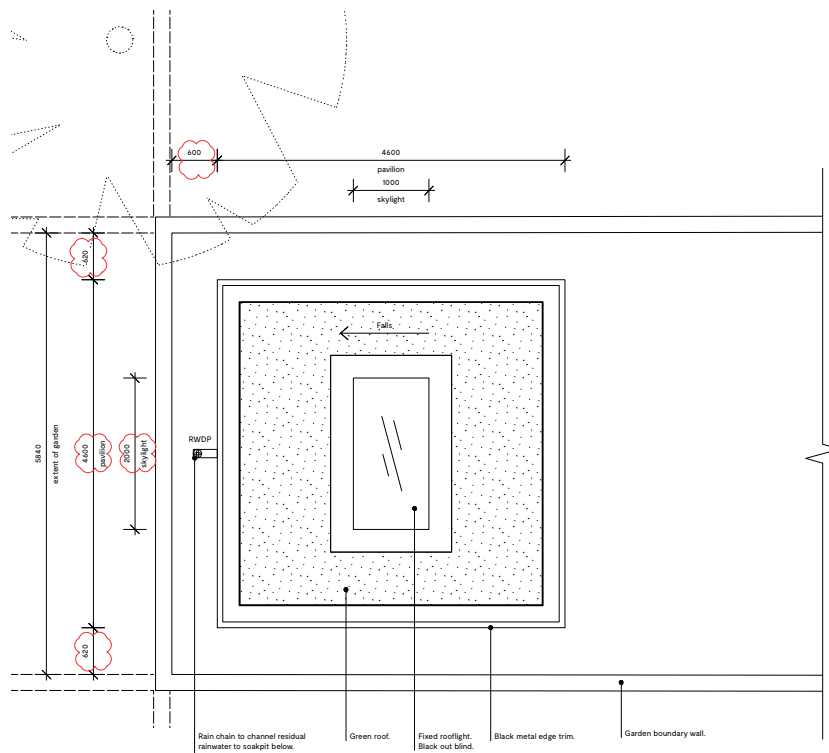
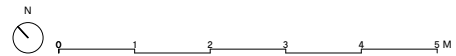
St Augustine's Road



# 5.4 Proposed Drawings Ground Floor and Roof Plans 1:100



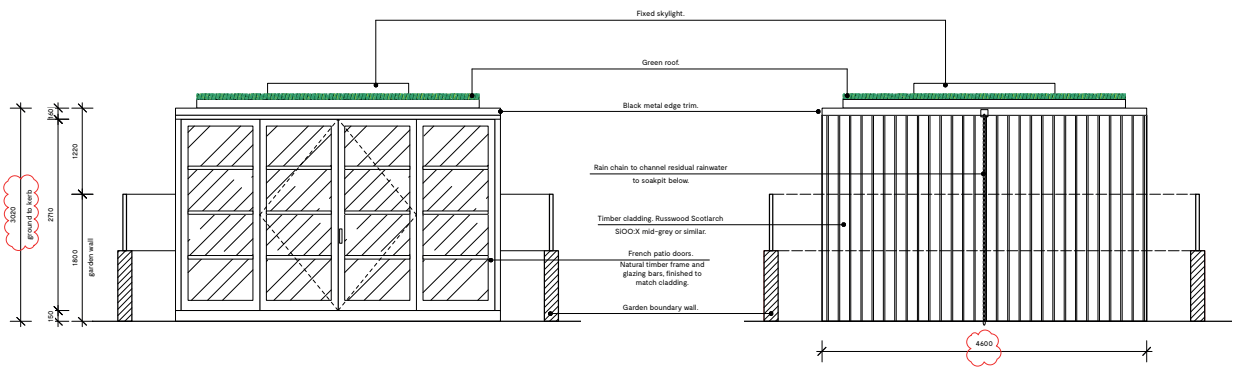
1 101 PAVILION | FLOOR PLAN



1 102 PAVILION | ROOF PLAN

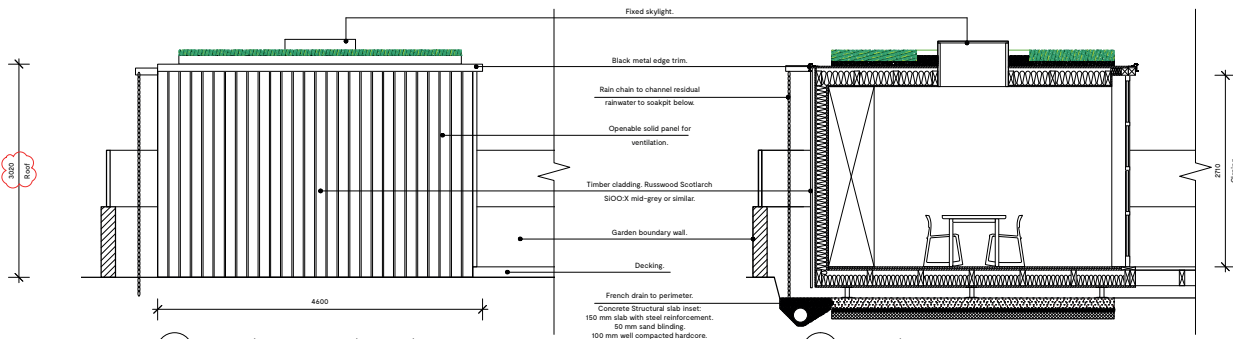


5.4 Proposed Drawings  
Elevations 1:100



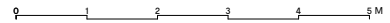
1 PAVILION | FRONT ELEVATION

2 PAVILION | REAR ELEVATION



3 PAVILION | SIDE ELEVATIONS (MIRRORED)

4 PAVILION | SECTION



A T E  
L I E R

Aurore Baulier RIBA

The Print House  
18 Ashwin Street  
LONDON E8 3DL

Phone: +44 (0)75 8284 3659  
Email: [info@atelierbaulier.com](mailto:info@atelierbaulier.com)

ARB registration 081323K

B A U  
L I E R