

## **Planning, Design & Access and Heritage Statement – 27849.DAHS**

### **Introduction**

This statement is prepared in support of a planning application, which seeks consent for the removal of an existing garden shed and for the erection of a single-storey timber clad out building, within the rear garden of the Flat Basement And Ground Floor, 115 Chetwynd Road, London, NW5 1DA for use as a gym and storage room. Full planning permission is sought, as the property being a flat does not benefit from permitted development rights.

### **Site**

The application site at 115 Chetwynd Road is a semi-detached residential building located within the Dartmouth Park Conservation Area, on the north side of Chetwynd Road, west of Dartmouth Park Hill and south of St Mary Brookfield Church and Vicarage buildings. The property has been converted into three separate flats, over four floors.

The very large rear garden is a conventionally shaped rectangular garden, extending approximately 34m from the main rear façade of the property to the rear boundary, with a series of upward terraced sections. Brick boundary walls separate the garden from the neighbouring properties with high fencing on the rear boundary, above the brick wall. The existing shed sits, at the end of the garden, on a raised timber decked patio area. The basement and ground floor flat, which is the application site, benefits from the use of the entire rear garden space which is approximately 305 sqms in area.

The surrounding area is predominantly residential; the rear gardens are varied in plan forms, not belonging to a singular stylistic period. Outbuildings feature as a character of the area, the surrounding gardens have various buildings and structures of different sizes. Planning permission was granted in application 2018/3314/P for an outbuilding in a nearby property.

### **Design and appearance**

The site and its context have been carefully assessed and this, together with the functional requirements of the space as a gym, has fed into the design process. The result is a proposed outbuilding which is a modest single storey, mono pitch contemporary garden room, clad with cedar wood timber on the walls, with a living sedum planted green roof. To retain the coherence of the design a restricted palette of high-quality sensitive materials, such as timber, sedum plants, glass and aluminium trims with smooth subdued finishes are used to create a beautiful finish. This will preserve the heritage assets of the main property without competing with the new contemporary garden room addition, creating a dynamic juxtaposition and allowing each to be read in their own distinctive terms. The design ensures the building responds to its context, makes a positive contribution to the character of the area and provides high quality, functional gym and storage space.

### **Size and scale**

The scale and massing of the building has been informed by its setting. The external dimensions of the outbuilding are 6.9m wide x 3.8m deep x 3m high from the patio level, immediately adjacent to the building. The external height at 3m is lower than the highest point of the existing rear boundary fence; the green roof provides a sensitive transition between the more dominant built form behind on Dartmouth Park Road and respects the general building heights and scale in the immediate context. The resulting internal height is as low as possible to provide an internal usable ceiling height of 2.5m, which is the minimum head height required for the use of overhead gym equipment and a cross trainer.

The footprint is the minimum space required for the intended use of the building as a gym and storage shed. The room will be fitted out with typical domestic style gym equipment such as a running machine, cross trainer, weights bench and an area for stretching and body weight exercises. A small shower room is included for changing after exercise; the room includes a drinks station for refreshments and snacks. The storage shed will be used for storing garden tools and outdoor furniture when not in use. The host flat is occupied by a young family with all of the internal floor space already fully utilised as day-to-day living space. The size of the outbuilding is the space that is genuinely and reasonably required for the use as a gym and storage room and is not the mere whim of the owner. The scale and siting is not excessive in the context

of the host garden or the overall plot. The property fronting Chetwynd Road extends over 4 floors and is substantial in scale and the proposed outbuilding is subordinate to the main property as a dwelling.

## **Materials**

The palette of proposed materials draws reference from and is in keeping with other approved developments in the area. Care was taken to choose durable and high quality natural sustainable materials, which will weather slowly and consistently. The weathering details are designed to minimise exposed timber edges, with good quality stainless steel concealed fixings used to provide a robust structure.

The buildings core construction is timber frame, which is clad externally with cedar wood timber fixed on a fibre cement carrier board. The cladding materials are used in natural form so that the building will weather and blend into the garden and surrounding environment.

The windows and door frames are timber which is a preferred material for garden structures. It makes good ecological sense, as it's a renewable resource with a low embodied energy.

Internal decorative finishes will be: plasterboard, skim and painted walls and ceiling, engineered Oak flooring in the main gym area with ceramic tiling in the shower area. The outbuilding will be fitted with electrical circuits suitable for gym use, to included lights, power sockets, and heating.

A green roof is included in the design. It will reduce surface water runoff and will not only be beneficial to and encourage biodiversity, but also help to mitigate the impacts of climate change and can contribute to improving air quality. It will reduce the visual impact of the building and maintain the 'soft' and green nature of the garden. The installation of green roof is described as a welcome attribute to homes in CPG.

## **Position within the garden**

To avoid creating fragmented areas, the outbuilding will be located at the furthest end of the garden and is surrounded by high fencing, separating the adjoining gardens. In order to prevent cumulative impact, or a terracing effect, the outbuilding will be generally set in approximately 1m from all boundaries narrowing to 600mm at the rear where the garden wall runs at an angle and supporting wall pillar juts out. This space around the outbuilding creates a green corridor for wildlife and provides sufficient space to carry out long-term maintenance and repairs to the property boundaries and to the outbuilding, if required. The separation distance between the front of the outbuilding and the rear façade of the main house is approximately 30m. Given its rear location, the proposed outbuilding is not visible within the street scene and has no impact with regards to highways or parking. No public spaces are affected.

The full height glazing will allow for views into the garden of the application site and some limited views towards neighbouring properties. These views are not at close quarters; they are restricted by the existing boundary fences, trellis, foliage and trees and as such any overlooking would not be significant. Integral blinds- within the double-glazed units- provide for privacy and solar control; the high-level window is set above eye level. Regarding light pollution, other sources in the area such as local street lights are considered to be more polluting than what might be produced in a modest outbuilding of this nature, during winter time use.

The proposal will not adversely impact on the amenity of the adjacent properties regarding access to sunlight, daylight, overlooking or visual bulk. It will not result in a harmful sense of enclosure on surrounding properties. The proposed use of the outbuilding will not result in an unacceptable level of noise nuisance to the surrounding properties over and above that from the use of the existing garden.

## **Retained garden amenity space**

The rear garden of the application site is approximately 305 sqms and the proposed outbuilding will have a modest footprint of GEA of 26.22 sqms. The outbuilding will occupy only 8.6% of the rear garden. As it will be constructed on an existing patio, it will not increase impermeable surfaces within the garden. A sufficiently large proportion of the original garden space is retained, to provide undeveloped high quality and useable amenity space for family dwelling day to day uses.

## **Access**

The access to the site will not be altered in anyway; it does not intrude on any existing paths or access points to the main dwelling or site.

## **Land and Use**

As a subservient object it will not be capable of being used as a separate dwelling unit, hence will remain within the same planning unit as the existing dwelling. The use as a gym and storage room will be purely an ancillary use, in connection to the enjoyment of the host flat and the garden. The outbuilding will not be capable of being used for primary residential purposes, as such there should be no land use policy issues. The use of the land will not be a material change of use. The owners have no intention to let out the building to third parties by any other commercial or similar non-ancillary use and consent to controlled use issued through a planning approval condition.

## **Installation**

The outbuilding is manufactured off site in precision engineered components. It shall arrive to site in flat pack format and shall be hand assembled without the use of cranes or heavy plant machinery. All works will be carried out Monday to Friday between 8.00 and 18.00 hours and in accordance with the Camden Minimum Requirements. Noise from the construction works is subject to control under the Control of Pollution Act 1974

## **Trees and landscaping**

No trees will be removed to facilitate the proposal. Given the proposed outbuilding will be located within falling distance of an existing mature Ash tree, of high amenity value, careful thought was given to the siting of the outbuilding and how best to support and construct, without causing harm to the tree. As such the lightweight wooden outbuilding is designed and engineered not to require conventional foundations. It is to be suspended above the existing raised patio area on a steel frame with micro pile footings, puncturing the existing patio. No piles are required within 2m of the stem of the Ash tree, as the steel frame is cantilevered in that area and rests on a concrete strip, to spread the load and bond the frame to the existing patio. A tree survey was carried out by OMC Associates, the resulting robust arboricultural impact assessment report, supported with a method statement and tree protection plan accompany this submission.

## **Relevant Planning Policies**

The proposed development is designed to comply with the policies, as outlined in the London Borough of Camden Local Plan 2017. It follows the design guidance in CPG document Altering and Extending Your Home and consideration was given to the Dartmouth Park Conservation Area Statement (2009), so as not to cause harm to the character or appearance of the Dartmouth Park Conservation Area. The proposed development complies with the London Plan 2016 and the National Planning Policy Framework 2019.

At the heart of the NPPF is a presumption in favour of sustainable development; it confirms that decisions should apply a presumption in favour of sustainable development. The proposed development is consistent with policies in the Framework and development plan policies, aimed at protecting heritage assets. The Proposal would not result in harm that would outweigh the benefits of approving this sustainable form of development. As a result, it is considered that there is a presumption in favour of approving this scheme 'without delay' in accordance with the Framework.

The NPPF confirms that 'Good design is a key aspect of sustainable development' and indicates that decisions should ensure that developments 'are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change'.

The House of Lords in the South Lakeland case (South Lakeland District Council v SSE and another [1992] 1 ALL ER 573) decided that the "statutorily desirable object of preserving the character of appearance of an area is achieved either by a positive contribution to preservation or by development which leaves character or appearance unharmed, that is to say preserved." Thus, a development that merely maintains the status quo, would satisfy the statutory consideration.



View of the existing shed to be removed, ash tree to be maintained, raised area, high rear fence



View looking from the flat towards the site at the end of the garden





Example of a similar project



Example of a Green Roof





Example of a garden room gym with a 2.5m internal ceiling height, the minimum required for equipment use



Example of a drinks station



Example of a shower room



Example of a storage room