



7 May 2020

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Dear Ms Hazelton and Mr Baxter,

**Planning Reference:** PP-08701136v1

**Description of works:** 'Replacement of rear garden sheds with ancillary drawing studio'

**Address:** 111 Frognal, Hampstead, NW3 6XR

This cover letter/planning statement accompanies an application for planning permission and listed building consent for the 'replacement of garden sheds with drawing studio' at our home, 111 Frognal, Hampstead, NW3 6XR.

Following the approval of our application for alterations and extensions to the main dwelling house, and since the Covid19 lockdown, we have since also decided to replace the garden buildings at the rear of the garden with a drawing studio to enable us to work from home safely.

#### **Dilapidated existing garden outbuildings**

The existing wood garden sheds date from the last decade. They are of poor quality construction and one is almost completely decayed. They are basic structures of little design merit and their removal will not be to the detriment of the listed house nor the conservation area.

#### **Creation of ancillary work space for Artist/Designer owners**

The proposal seeks to provide an ancillary art studio for us to work and draw from home. As architects and designers it will provide an invaluable ancillary place for us to create, draw and design within the safety and convenience of our own home.

#### **Materials**

The materiality of the proposed studio is glazed / transparent so as to minimise the perception of the ancillary building which will reflect the green surroundings. The roof is a sedum, green roof designed to blend into the garden-scape.



### **Sensitive massing**

The massing aims to be of minimal impact to the listed asset and surrounding houses. The footprint and size of the studio is 70sqm and secondary to that of the main house. The building is one storey and is below 2.5m in height from the ground level at the highest adjacent level to the building. The building is set back from both neighbouring garden boundary walls and cut into the sloping topography of the site.

### **Design and Character**

The design and character of the building is sensitive and contemporary. The glazed volume seeks to blend in to the garden through its transparent and reflective walls and green sedum roof. The design is sensitive yet of high quality architectural detail aiming to create a subtle structure of quiet architectural merit. It's contemporary nature contrasts with that of the historic main dwelling whilst remaining secondary to it.

### **Minimal Visual impact on the Main dwelling House**

In terms of visual impact to the listed house, historically the original stable block never had a rear outlook to the garden and as such there is no historic rear view to preserve. However, the design still aims to be as discreet as possible. The building will be set within a planted bank and sits at 2.4m above ground level at the top of the garden. The building is positioned at the very end of the garden, over 25m from the rear elevation. The building will not impact the listed house any more than the existing garden sheds which exist. The neighbouring, multi-storey houses to the rear of our garden and set up slope are significantly more visible and dominant on our rear outlook than the proposed drawing studio (one of which, 1 Oak Hill way, was recently granted permission and built last year).

### **Minimal Impact on neighbouring properties and conservation area**

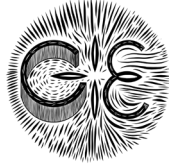
In terms of visual impact to neighbouring properties, this will be negligible. The outbuilding will be sited at the rear of our garden over 30m from each adjacent neighbour and set back from the garden boundary walls too. The high hedging and planting along each garden wall at 113 and 107 will also almost completely obscure the view of the proposed building and will make very little additional impact vs the existing garden sheds which currently exist. There is no impact on the wider conservation area as the garden building is not visible from any public road or path.

### **Amenity and Access**

The proposal improves the amenity of the house, by creating a high quality work space for us the artist/owners. The proposal maintains access to the rear access road. It is one storey and designed to provide inclusive access.

### **Planning History**

The application follows on from the recently approved alterations and extensions to the main family dwelling house. (2019/6089/P and 2019/6100/L)



In summary the proposal will provide an invaluable and accessible work space for us as owner occupiers to safely work from home, improving the amenity of our family house. It aligns with policy for outbuildings on designated land, through its ancillary use, secondary and one-storey massing, size and materiality, sensitivity to the listed asset and surrounding conservation area.

We trust that you find the application to be in order but should you require clarification of any element or any additional information then please do not hesitate to contact Zoe Chan Eayrs (07384697739) on our mobile number.

Yours faithfully,

Zoe Chan Eayrs  
Chan and Eayrs