

## Design & Access Statement

Flat 3 39 Eton Avenue ,

Issue 01

12/06/2020

### 1.0 Introduction

This Statement is to accompany planning and listed building applications consent to erect a garden studio

A separate Heritage Assessment has been produced by the Heritage Practice which details the Heritage significance of the Building .



View of No 39 Eton Avenue

### 2.00 Site Location and Conservation Area Context

No. 39 Eton Avenue is a five-storey building Grade II listed building. The property falls within the Belsize Conservation Area (originally designated in 1973 but extended on a number of occasions, with Eton Avenue being incorporated in 1985) and the building was listed in 1999.

### 3.00 The Existing Building and Planning History

#### The Building

This C 1900 Arts and Crafts building has been subdivided from 5 flats into 5 Flats and 3 maisonettes internally. Permission was granted in 1988 – (PP 88- 04738)

The interiors were considerably restructured and re worked to achieve the new configuration. The full detail of the building History is contained in the Heritage Practice report dated September 2019

#### The Gardens

The original garden has been subdivided for the two adjacent flats at lower ground floor level. The Garden is bounded to the SE and SW sides by garages for the adjacent Springfield Court and Godolphin mansion blocks. These boundaries are fenced to a height of 1.9m so only the tops of one row of garages is visible. The gardens contain several mature trees the largest of which is in the garden of flat 3. This garden has two other mature trees of significance. There is a fourth tree on the SW boundary which is has little arboricultural value.

The horticultural planting is of no special significance .



View of garden from the Upper Ground floor of flat 3

## **4.00 Heritage Appraisal**

### **4.1 Building and Garden Historical Significance**

We have included the Heritage Appraisal portion from the report of the listed building Report produced by the Heritage Practice in September 2019 to accompany the applications to make alterations to the interior of the building. This appraisal is still valid for the purposes of assessing the impact of the proposed studio.

The original garden size is commensurate with the size, scale and architectural significance of this Queen Anne revival building and provides the setting for the building when viewed from the rear. The subdivision of the garden by a substantial hedge running the full length of the garden has significantly compromised the setting of the house so that alterations to the subdivided gardens have less impact on the house than if the garden had been left unchanged.

### **4.2 Proposal**

The proposed garden studio is modest in scale and arranged to allow full length views of the garden and the dominant tree on the rear boundary. The building's long and low profile will not intrude on existing views of the rear of the property from adjoining buildings and cannot be seen from the street. The design and construction of the studio references typical garden structure forms and materials and is similarly painted black to minimise its impact and massing.

### **4.3 Impact**

The proposal due to its form, location, mass and colour has no negative impacts on the listed building. Its location on the boundary with Springfield Court replaces the negative view from the building of these garages with an attractive, simple but well detailed studio and so enhances the outlook from the rear of the building.

Building close to trees is a well known hazard to tree health and can result in death of the tree. In a Conservation Area such as this tree preservation is very important. It is proposed to use specialists to construct foundations with screw piles to avoid this danger. This technique has been approved for use in Grade 1 listed gardens such as the Royal Botanical Gardens at Kew.

## 4.4 Summary

Gardens form an important part of a listed buildings setting which in this case have been compromised by subdivision. The introduction of a low profile well detailed garden studio does not increase the harm caused by subdivision and provides some small enhancements to outlook from the rear.

The significance of the trees to the overall contribution to the landscape of the Conservation area has been recognised and steps taken to avoid any harm to the trees. The building will not harm either the landscape setting of the Conservation Area or the Listed Building context

## 5.00 Architectural Proposal

### Brief

The client wishes to build a garden studio primarily as a gym but also as a study. He works from home and needs privacy from household interruptions and noise on occasion. The building is approximately 25 m<sup>2</sup>

### Location & Massing

The garden Studio has been designed to be as narrow as possible so that the intrusion into the garden is minimised and that full length views of the garden and trees is maintained. It has been placed on the North facing fence side which is a poor planting area and this conversely maintains full sun on the South facing fence and its planting. The building has been designed to fit between existing trees and to that extent will be partially masked by the same trees when viewed from No 39 particularly at higher floors. The building eaves height at the boundary has been reduced to the minimal acceptable internally of 2m. By using a monopitch roof the eaves height at the entrance is 2.3m

### Appearance

The building has appropriated the language of garden and agricultural structures appropriate to its setting and due to the end on orientation to the house the elevational impact is minimised for the inhabitants of No 39. The building is a lightweight structure clad in black timber boards and a black wood fibre corrugated sheet roof.

The building appearance has been elevated from its garden antecedents by the introduction of a full length projecting roof canopy carefully detailed with a lightweight appearance and enhanced with expressed rafter supports. An area of grey decking is placed under the canopy and is flanked on the outside of the building by a minimalist glazed sliding door screen.

The design is completed by the introduction of a flat glass rooflight for the WC and flush black framed windows on the elevation facing the house.

### Sustainability

The building has been designed to have a very low embodied carbon footprint due to the lightweight foundations, and timber structure and cladding. The building will be heated and cooled with an air source heat pump located at the SE end of the building so not visible and also shielding users of No 39 from any intermittent noise. The combination of all these factors will mean that this building will be close to a zero carbon construction and is far in excess of current Regulations.

The building has a simple SUDS system to deal with rainwater. A water tank has been located at the SE end designed for a 1: 100 storm capacity plus 20% .This stores the water until it is drained through the perforated drainage pipes set in the crushed stone subbase

## 6.00 Tree protection

The proposed building is located between two mature trees. One is a significant size and although in poor health due to severe damage to the bark at ground level is a significant landscape asset. In order to avoid damage to tree roots in excess of 20mm the building will be supported on 8 -10 No randomly placed helical; screw piles of approximately 4m in depth. The timber framed buildings floor structure is directly supported from the pile caps. Before piles are driven into the ground special tipped probes are driven into the ground to locate roots obstructions. In this way when piles are screwed in they can confidently be placed to avoid damaging the tree. A method statement by specialist - Quadrapile has been included separately with the submission.

The ground directly under the building will be stripped of topsoil to a depth of 250mm and replaced with permeable self-consolidating crushed limestone. As this receives the rainwater from the roof area which would otherwise be denied to the tree, the rainwater balance for the tree is maintained.