

Design and Access Statement\_Rev A  
Flat 1, 39 Maresfield Gardens,  
London NW3 5SG

11/08/2020 | 196 \_Flat 1, 39 Maresfield Gardens



This Design and Access Statement has been compiled as part of the preparation of a proposal for works in the rear garden belonging solely to Flat 1, 39 Maresfield Gardens, a property that is part of the Fitzjohn's / Netherhall Conservation Area.

No.39 is a 4-storey semi detached house with exposed brick facades that relate in design to properties in adjacent streets.

Schneider Designers has been appointed to prepare an architectural design for the proposed outbuilding at the rear of the property, to add barbeque area and new outdoor dining area as well as new landscaping, including a life pond.

The proposed development requires the submission of an application for planning development permission.

This document has been prepared with reference to a number of sources including relevant guidance from Camden's Local Development Framework 2011, The National Planning Policy Framework 2012, The London Plan 2011 and British History Online.



## Location

Flat 1, 39 Maresfield Gardens is located in the London Council of Camden.

The property benefits from good access to parks and leisure facilities within walking distance as well as public transport connections.

## Description

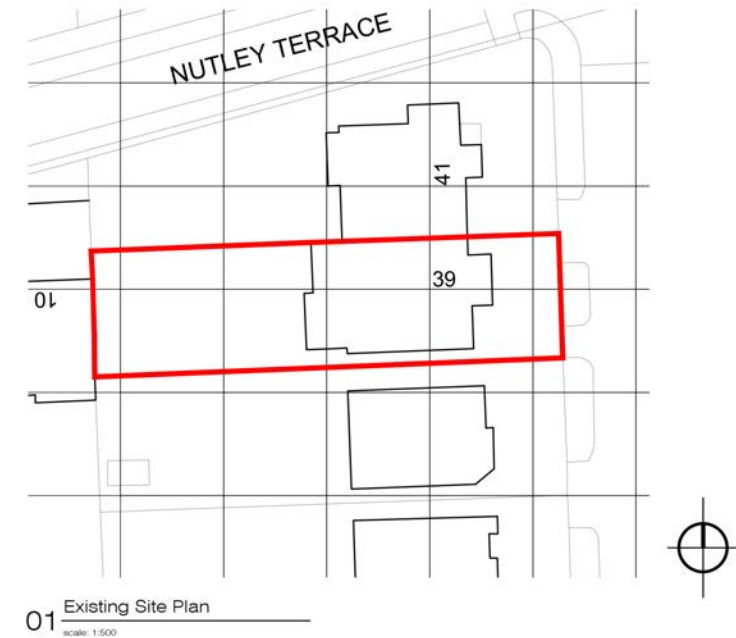
The property is located on the west side of Maresfield Gardens and comprises of a four storey residential building sub-divided into flats. Flat 1 is placed on the ground floor and first floor with direct access from the street to the garden.

The brickwork on the facades and ceramic tiles on the roof dominate both the front and the rear elevations of the building in contrast with the white painted wooden windows throughout the property, with a balcony at the rear facade belonging to flat 1.

Front View



Rear View



Site Plan 1:1250

## Layout and Scale

The current ground floor gross internal area of the property is 158 sqm. The proposed gross internal area of the outbuilding is 11.2 sqm.

The outbuilding is located at the back of the garden, keeping 2 metres of separation from the neighbouring property at 10 Netherhall Gardens.

The location of the outbuilding at the back of the garden responds to the willingness of keeping as much usable outdoor area of the garden as possible, as well as not having an imposing presence on it. The internal floor to ceiling height of the outbuilding is 2.4 m and its external total height is 2.9 m from the grass bed.

The existing garden has a total area of 264 sqm. The proposed garden has a total area of 249 sqm. The proposed design remains in scale with the existing and surrounding buildings, taking less than 6% of the space of the garden. It is not visible from the street. nor from the adjoining properties.

The paved area is 74 sqm, being less than 30% of the total garden area.

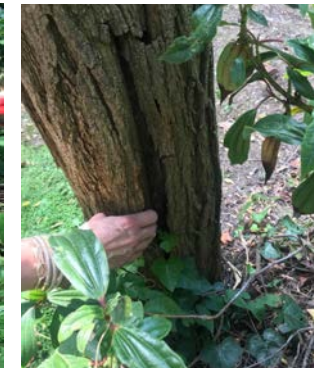
## Landscape

The proposal adopts cedar cladding for the outbuilding which will age naturally into a grey colour. One portion of its side wall will be cladded in black Trespa Meteon panels.

A multi-stem birch tree will be planted next to it, as well as an acer tree at the back and some lower planting on the side, softening its presence and achieving visual integration with the surrounding vegetation.

In order to achieve this proposed landscaping layout, two of the existing trees need to be removed as indicated on the plans. Their trunks have a diameter which is less than 30cm in both cases, not needing protection. The tree in the middle of the garden is a cherry blossom tree and the adjacent one is a lime tree that due to a fire has been damaged and unable to develop (please see the photos shown on the right hand side of this page).

New perimetral vegetation will be planted as well in order to recreate a similar layout to the existing one.



Images of the existing lime tree (showing trunk diameter being less than 30 cm and damages from previous fire)



Images of the existing cherry tree (showing trunk diameter being less than 30 cm)



Images of the proposed new trees: multi-stem birch tree (left) and acer tree (right)

The project consists of an outbuilding that aims to serve as a gym surrounded by the garden within the property. The gym is intended for the client to have a space to exercise, while having plenty of light and a direct relationship with the greenery of the garden.

The outbuilding will be clad in cedar, which will be left to age naturally into a grey colour. One portion of its side wall will be clad in black Trespa Meteon panels.

The outbuilding has two openings to the garden: a sliding glass door that gives entrance to the gym and a fixed glazed panel on its back which overlooks the new proposed acer tree. The frames of the sliding glass doors are to be in powder coated aluminium with black finish.

Environmentally conscious consideration will be made in the type and amount of insulation used, materials embodied energy will be considered as will the natural and artificial lighting of the proposal.

The proposed layout for the rest of the garden takes into account the existing levels and subtly adapts areas in order to create a barbeque area and dining area which will provide the client with an enjoyable space to dine outdoors.

The life pond - besides being aesthetically pleasing - will serve to improve biodiversity in the garden. The proposed new terrace will be paved with porcelain tiles, and the counters and sitting area will be rendered with pigmented mortar in order to give a visual appearance of concrete.

Existing Rear View



### Access to Garden From Front of the Property

The proposal has been considered with regards to its surroundings and the client's needs.

The garden space with all its existing vegetation and the materials of the existing rear facade and neighbouring properties have been considered during the design process.

It is seen that the proposal will not have a detrimental impact on its surroundings as the design has taken into account its context with respect to the proposals scale, design and materials.

The garden can be easily accessed for the works through a metal gate on the left side passage of the property. This very convenient type of access will minimize any disturbance to the neighbours during the works and to carry materials into the garden.



