

Greenhouse  
72 Belsize Park Gardens, London NW3 4NG

## **Design and Access Statement**

December 2020

## Introduction

This Design and Access Statement supports the proposal put forward by the applicant, Miss Lambert, for the erection of a greenhouse in the back garden of the lower ground / raised ground floor maisonette at 72 Belsize Park Gardens, London NW3 4NG.

The sole purpose of the proposed greenhouse is to grow food for the residents of the property. The greenhouse is an off-the-shelf high quality product consisting of a simple aluminium frame supporting sheets of transparent toughened glass. The structure will not be sealed, heated nor insulated and as such, the space enclosed will not be suitable for ancillary accommodation.

Key facts:

- Slim aluminium frame and fully transparent glass.
- Limited height of 1,3m at the eaves and 2,3mm at the ridge.
- The footprint is 19sqm, equivalent to 9% of the garden (200 sqm).
- Replacing pre-existing structures extending over 14 sqm.
- The location to maximise sunlight and minimise its visibility.
- Exclusive use is to grow food, the space is unsealed / unheated / uninsulated.
- No impact on private amenity space of neighbouring gardens.

The applicant has discussed this proposal with owners and occupiers of the other flats in the building as well as the neighbours with back-to-back and side-by-side gardens. They have confirmed that they do not have any objections to the application.

## Policy

The proposals are in accordance with the relevant planning policy and design guidance, including:

LDF Core Strategy and Development Policies  
CS5 - Managing the impact of growth and development  
CS14 - Promoting high quality places and conserving our heritage  
DP24 - Securing high quality design  
DP25 - Conserving Camden's heritage  
DP26 - Managing the impact of development on occupiers and neighbours  
Camden Planning Guidance 1: Design - 2011  
Camden's Planning Guidance 6: Amenity - 2011  
Belsize Conservation Area Statement - 2002  
NPPF - 2012  
London Plan 2011

## Drawings

Below is a schedule of the drawings submitted as part of this application:

Drawing number	Title	Scale	Revision
72BPG-G_07_001	Site location plan	1:625 @A1 / 1:1250 @A3	P1
72BPG-G_07_002	Site plan	1:125 @A1 / 1:250 @A3	P1
72BPG-G_07_003	Site section	1:125 @A1 / 1:250 @A3	P1
72BPG-G_07_004	Plans and elevations	1:25 @A1 / 1:50 @A3	P1

## Site

The application site is located at 72 Belsize Park Gardens, London NW3 4NG. Belsize Park Gardens is a residential street which connects Belsize Avenue and Eton Avenue / England's Lane, and is located in close proximity to both Swiss Cottage and Belsize Park Underground Station.

The rear garden belongs to the lower ground / raised ground floor maisonette within of a paired Italianate villa built in the second half of the 19th century. The building is part of a large number of white stucco houses of the same height and proportion and presenting similar features, which confers a harmonious character to the street.

The property is located in the Sub Area One of the Belsize Conservation Area. The house is five storeys high, with a pitched slate roof with overhanging eaves and a bay window forming an asymmetrical front façade, with steps leading to an elevated porch.

To the rear of the property, concealed from the street, is a private garden directly accessible from the lower ground floor and connected to the street through a gated side passage. The rear garden is over 10 metres wide and 20 metres long, with a total surface area in excess of 200 square metres. The garden is enclosed on three sides by a boundary brick wall and includes three mature trees: a London plane, a bay tree and a cherry tree. The first of these is protected by a Tree Preservation Order.



*View of the garden with the proposed greenhouse (wireline), looking north-east towards Primrose Gardens.*



The garden included a greenhouse and garden shed with a total surface area of over 14 square meters. These two unsightly structures have been removed in preparation for the proposed greenhouse but as in many other gardens in the area, the principle of an outbuilding within the garden has been established.



*View of pre-existing greenhouse and garden shed in the property.*

There is a wide range of outbuildings in neighbouring gardens, ranging from a yoga studio, to a day room and a broad range of garden sheds. Unlike the proposed greenhouse, these structures are predominantly opaque, typically timber clad, and are directly abutting one of the garden boundaries.



*View of neighbouring garden structures: garden shed at 9 Primrose Gardens and day room / pergola and shed at 76 Belsize Park Gardens.*





*View of neighbouring garden structures: yoga studio at 13 Primrose Gardens.*

## **Context**

The footprint of the proposed greenhouse measures 19 square meters and would occupy 9% of the garden, maintaining the green, open character of the private amenity in the area. The scale of the proposed greenhouse relative to the size of the garden is commensurate with the scale of the structures in surrounding sites, which make up the character of the gardens in the vicinity.

The site and surrounding gardens include a variety of mature trees and shrubs, which shelter the rear portion of the site and obscure views across the gardens over the boundary walls. There is significant tree cover during winter months, and this becomes more comprehensive in summer months when trees and shrubs are in leaf. The proposed scale of the greenhouse would be adequately screened by the existing vegetation and would not appear overly obtrusive to the character of rear gardens.

Notwithstanding the green cover, the proposed materiality of the greenhouse, predominantly transparent glass, would appear unobtrusive and the greenery contained within it would blend with the adjacent backdrop of trees and shrubs.

## **Location**

The location for the greenhouse has been carefully considered in relation to daylight and sunlight, as well as its relationship to neighbouring gardens. The proposed location and orientation of the greenhouse maximises the exposure to direct sunlight with its long elevation oriented towards the south-east and front elevation towards the south-west. This is the only suitable setting for effective food growing as the front and rear of the garden are overshadowed by the property and the existing trees respectively.

The greenhouse is set 5 metres away from the end of the garden and 1.3 metres away from the side perimeter wall, which matches the height of the eaves, concealing the entire side frontage of the greenhouse.

## Specification

The proposed greenhouse is a high quality prefabricated product from the 'Titan' range by Elite Greenhouses Ltd, a privately owned, third generation UK family business with over 60 of continuous manufacturing. The greenhouse has a gross external area of 19 square metres, measuring 3,1m in width and 6,2m in length. The pitched roof measures 1,3m at the eaves and 2,3mm at the ridge.



*Catalogue view of the proposed Elite Titan greenhouse.*

The frame of the greenhouse consists of slender aluminium extrusions forming glazing bars with neoprene beadings and stainless steel clips throughout to prevent rust. Externally the frame is finished with capping bars that received a factory applied black powder coated finish and are fixed onsite with colour matching screws. The result is a high quality, elegant and unobtrusive structure, in line with the requirements of policies DP24 and DP25. The frame of the greenhouse is clad in full length sheets of 4mm thick, toughened safety glass. This high quality solution achieves full transparency, unlike the more cost effective alternatives with smaller overlapping glass sheets or polycarbonate panels.



*Close up view of the glazing bar with external capping profile (left) and frame connection forming the eaves.*

## **Amenity**

The proposed greenhouse will be used exclusively for growing food and is not suitable for ancillary accommodation. Therefore, it will not have any impact on the privacy of adjacent gardens, nor it will create any disturbances. Its use will be no different from regular gardening activities.

## **Trees**

There are three large mature trees in the vicinity of the proposed greenhouse. However, the lightweight structure of the greenhouse does not require foundations and therefore the greenhouse will not disturb any potential roots that could extend below its footprint.

## **Precedents**

There are a number of directly relevant precedents for this planning application. These include the consented application for a greenhouse in the rear garden of 58A Redington Rd, London NW3 7RS (2019/3718/P). This application from 2019 included a greenhouse in a back garden within the Redington Froggnal Conservation Area. In this case the consented greenhouse was of larger dimensions (4.0m wide by 7.0m long) within a smaller garden, closer to the boundary wall and in close proximity to two Grade II listed buildings.

## **Summary**

Following is a summary of the key aspects of the proposal.

- The location of the greenhouse, with a comfortable clearance from the garden boundary wall, is set to maximise sunlight and minimise its visibility from neighbouring gardens.
- The greenhouse consists of a slim aluminium frame and fully transparent sheets of glass. The height of the greenhouse is limited to 1,3m at the eaves and 2,3m at the ridge. It would be largely concealed by the surrounding trees and shrubs.
- The footprint of the proposed greenhouse is 19sqm and would replace pre-existing structures extending over 14 sqm. It would occupy 9% of the garden, which extends over 200 sqm, maintaining its green and open character.
- The sole purpose of the proposed greenhouse is to grow food, the space enclosed would not be suitable for ancillary accommodation. As such, the greenhouse would not impact on the amenity of neighbouring gardens.
- The proposals are in accordance with the relevant planning policy and design guidance. They have been discussed with neighbours, who have confirmed that they do not have any objections to the application.

## **Access**

The proposed greenhouse would have level access through the garden, accessible from the rear of the property and connected to the street through a gated side passage. The greenhouse would not be visible from the front of the property or any other area of public realm.