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| **DESIGN, ACCESS & HERITAGE STATEMENT** | |
| **ADDRESS:** | **Mr Ormond**  **8 Holly Terrace**  **London**  **N6 6LX** |
| **REASON FOR APPLICATION:** | **Installation of a detached timber room.** |
| DESIGN, ACCESS & HERITAGE STATEMENT | |
| **INTRODUCTION** | In line with the guidance contained in the National Planning Policy Framework (NPPF), this section describes the significance of the relevant ‘heritage asset’ affected by the proposed development and assesses any potential impacts of the development on the significance of this heritage asset.  The heritage asset in this case is Highgate Conservation Area.  **SEE APPENDIX A:** |
| **DESIGNATION SUMMARY** | Holly Terrace in Camden is in the London region of England. The postcode is within the Highgate ward/electoral division, which is in the constituency of Holborn and St Pancras.  The local authority is Camden Borough Council.  The Highgate Conservation Area, in particular, enjoys a wealth of open spaces and green surroundings. Lanes and farm names live on alongside open areas of allotments and parks, Hampstead Heath, Highgate Cemetery, Waterlow Park, South Grove reservoir, Fitzroy Park allotments and the many large gardens contribute to the informal landscape setting and rural atmosphere which is an important part of the Conservation Area character.  Highgate was designated as a Conservation Area in 1968 and extended in 1978 and 1992. In April 1978 the Council designated West Hill and the eastern part of the cemetery, including Holly Village  The Highgate Conservation Area has a variety of plan forms. The historic village, centred around the High Street, has a relatively random pattern of plot sizes which tends to reflect the importance of the individual properties. The Conservation Area also contains late Georgian and Victorian terraced developments which conform to a regular plot size, typical of speculative development of the period.  The tight knit and informal development, and the early 19th century speculative development are in marked contrast with the large open areas of Highgate Cemetery, Waterlow Park and the allotments in Fitzroy Park. Further contrast is given by the large imposing properties of Fitzroy Park set within generous landscaped gardens. The whole western boundary of the Conservation Area borders Hampstead Heath which with the wooded landscape of the northern part of Highgate West Hill forms a very rural character.  **Please see APPENDIX A.** |
| **EFFECT OF THE PROPOSAL ON THE CHARACTER AND APPEARANCE OF THE AREA** | A doorway in the rendered boundary wall to the south of No 84 Highgate West Hill leads through to Holly Terrace which enjoys wonderful views over London, beyond the immediate drop down to the Holly Lodge Estate to the south.  To the front of the terrace is a long, narrow York stone walkway lit by gas lamp stands, and concealed and enclosed by an abundance of foliage. The thoroughfare is reached up a flight of steps from Highgate West Hill, which is marked by a lantern over the entrance gate. The path leads to a group of eleven houses (listed grade II) and including Nos 87 & 89 Highgate West Hill and No 9a Holly Lodge Gardens. Built by George Smart for the Cooke family, c1806-13, the Holly Terrace properties overlook the south-facing slope, forming a line of houses of extensive group value, with an entity in their own right in terms of scale, date and aura of independence.  The terrace has a centrepiece, in the form of a raised parapet on the centre house. There is a great contrast between the front and rear of the terrace. The rear of Holly Terrace backing onto Highgate West Hill has an assortment of rear extensions, garages, service yards and rear boundary walls  The area containing Holly Terrace, Camden, London consists predominantly of flats, which is common in inner cities.  8 Holly Terrace is a grade 2 listed house and is currently on the statutory list of buildings of Architectural or Historic Interest.  The new building will be located to the rear of the property, tucked away in a quiet and secluded corner where it will not be overlooked. The building will be positioned a minimum of 1m from the boundaries.  The new building will not block any light, it will not impact any rights of way or access to this or any other properties.  **Please see APPENDIX B.** |
| **DESIGN OF THE BUILDING – SCALE, BULK, DESIGN APPROACH** | Designed and manufactured in Suffolk, the building has a low-key, traditional design to blend in with its surroundings and will be thoroughly in keeping with the conservation area  The outbuilding measures 5330mm x 3188mm internally and 5600mm x 3458mm externally and therefore has an internal footprint of approximately 17sq metres and has a maximum height of 2467mm.  Access to the building is via simple double-glazed door.  Natural materials such as soft pine weatherboarding will be used for the garden office, with minimal glazing in the garden office itself. With a low line pitched roof constructed of bitumen shingle tiles and black painted weatherboarding, this building has been sensitively designed to contrast with the property and its location.  **Please see APPENDIX C.** |
| **AMENITY OF NEIGHBOURING OCCUPIERS** | The size, height and outlook of the structure prevent it giving rise to any residential amenity concerns in relation to privacy, overlooking or daylight and sunlight.  The structure is therefore considered to be acceptable with regard to the amenity of neighbouring occupiers. |
| **EFFECT ON TREES AND LANSCAPE/BIODIVERSITY** | The proposal of this small and well-designed ancillary garden structure has no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property’s garden.  The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation.  It is therefore considered to be acceptable in relation to trees and landscape/biodiversity.  **Please see APPENDIX D.** |
| **CONCLUSION** | The proposed timber room will provide the applicant with additional and much needed space where he can work from and enjoy his hobbies from. It will provide an impressive replacement to the existing shed in the garden of the property.  The structure has been carefully designed to respect the character, form, scale, and materials of the school and the properties in the surrounding area.  The timber building is modular which means that it can be installed on site in a matter of just a few days, with no heavy plant or machinery required, providing the applicant with a quick and cost effective solution of adding additional space where he needs it most.  It is therefore considered that the proposal will have no harmful effect on the character and appearance of the Highgate Conservation Area guidelines, which will be preserved. Nor is it considered to adversely affect the setting of the listed buildings in Holly Terrace. |
| **APPENDIX A:** |  |
| **APPENDIX B:**  Images of:  1 – The road  2 & 3 – The house  4 – The rear garden  5 – The location of the garden building & old shed | **Pic 1:**    **Pic 2:**    **Pic 3:**  **Pic 4:**    **Pic 5:** |
| **APPENDIX C: PROPOSED BUILDING**  **APPENDIX D: PROPOSED BASE** | **SUFFOLK BARN – 5.3m x 3.2m**  Complete with Cream UPVC windows & door built on a 150mm timber chassis. Elevated & insulated floor on 150mm joists with T&G flooring over.  All timbers are stained and fully pressure treated. 15mm MDF substrate ceiling with white silk finish with natural timber beading.  40mm - 45mm foil faced polyisocyanurate insulation is used throughout, with 18mm OSB substrate external walls overlaid with a weatherboard finish coated with long-life Island Breeze (mid green) wall coating.  Guttering fixed to front and rear with downpipes positioned to ground.  Traditional dual pitched, low line, roofline with bitumen shingles. Black rafter ends, fascia and soffits.  *An example of a light green with cream UPVC Suffolk Barn:*    All SMART buildings are modular which means that they can be installed on site in a matter of just a few days, rather than weeks.  All SMART buildings can be deconstructed and moved and are therefore not considered as permanent structures  **GROUNDSCREW BASE:**  The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation, especially tree roots.    **Ground screw cross section and plan:**  Screws are placed at approx. 1.5m apart.    All measurements are in mm  NB: This is for reference only and does not reflect the size of building in this application. |