Design, Access and Heritage Statement

59B Eton Avenue NW3 3ET

January 2020

Introduction

This statement is written to comply with paragraphs 128 and 129 of the National Planning Policy Framework 2012 (NPPF) which requires applicants to describe the significance of any heritage assets affected by alterations, including any contribution made by their setting, stating that 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Such an approach is also identified as best practice in Historic England's 'Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment' (March 2015), which notes that 'the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision'.

The Heritage Asset

59 Eton Avenue was included on the statutory list of buildings of special architectural or historic interest at Grade II in September 1995. The description of the listing states:

Detached house. c1889. By Harry Measures; built by William Willett & Son. Red brick ground floor; upper floors yellow brick with red brick dressings and pilasters at angles; terracotta enrichment. Tiled hipped and gabled roofs with dormers and elaborate tall brick chimney-stacks with projecting cornices. Asymmetrical design. EXTERIOR: 3 storeys, attics and semi-basement. Irregular fenestration of 3 windows. Ground floor windows with small pattern glazed top lights; upper floor sashes with patterned glazing to upper halves only which also have glazing bars; all with gauged brick flat arches and central keystones. Left hand gabled bay with ground floor 5-light canted bay window supporting a balustrade the moulding of which continues in 2 bands across the facade. Tripartite sashes to 1st and 2nd floors with shaped aprons. 2nd floor terracotta swag enriched frieze which continues across the facade. Gable has round-arched window set in red brick band terminating with flanking ball finials; terracotta coped eaves with steps an pediment with ball finial. Slightly recessed central entrance bay has cornice hood supported on a brick bracket, above which a pedimented overlight with patterned glazing; part-glazed panelled door with sidelights. Sashes to upper floors, 2nd floor with pediment. Right hand bay with 3-light canted bay window, having continuous bracketed sill, rising from the semi-basement through the 1st floor to terminate with a parapet to the 2nd floor sash. Pedimented gable. INTERIOR: not inspected.

(Sourced from Historic Listed England - List Entry 1078311*)*

59 Eton Avenue was also included on the statutory list of buildings of special architectural or historic interest for its front garden boundary walls and gate piers listed at Grade II in January 1999. The description of the listing states:

Front garden boundary walls and gate piers to Nos.57-65

GV II

Garden boundary walls and gate piers. c1889. By Harry Measures; built by William Willett & Son. Red brick panelled walls with moulded coping; No.65 mostly restored. Gate piers, mostly with stone bands, have enriched terracotta friezes and cross gabled caps.

(Sourced from Historic Listed England - List Entry 1342059)

The Proposal

Planning permission is sought for the erection of a single storey rear outbuilding in rear garden of ground floor flat to replace the existing shed.

The existing boundary lines will all remain as existing.

Assent of Impact and Mitigation

Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that “no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.”

As such, for the erection of a single-story outbuilding to require listed building consent it must constitute an alteration in a manner which affects the special architectural or historic interest of the listed building.

There is no question that the erection of a single-story outbuilding constitutes an alteration to the listed building setting. However, it is not an alteration which affects the special architectural or historic interest of the listed building itself.

Use

This application is submitted in support of full planning permission for an outbuilding within the rear garden of 59b Eton Avenue. The outbuilding will be used to provide a garden studio and storage shed and will remain entirely ancillary to the dwelling house.

Design

The proposed development consists of a single storey structure providing a garden studio and storage shed. All services and utilities are to be shared with the dwelling house.

Scale

The outbuilding will measure 6.67m by 3.7m with a footprint of 23.3m2. The structure will measure 2.5m in height and have a flat roof.

(see 59B Eton Avenue Plans and Elevations v3)

Layout

The detached outbuilding will be located in the rear garden of 59B Eton Avenue. It will be located over 16m from the dwelling house and a minimum distance of 0.98m from the rear boundary wall. The outbuilding sits off centre in the garden; sitting 0.5m from the NW side boundary and 0.8m from the SE side boundary.

(see 59B Eton Avenue Proposed Site Plan v3)

Appearance

The appearance of the outbuilding has been designed to respect the surrounding area and is considered to have little to no impact on special architectural or historic interest of the listed building.

The proposed new outbuilding takes on the form of a single story with a max height of 2.5m which appears subservient to the listed building and those that surround it.

The building will have a flat roof covered with an EPDM rubber roof system and topped with a living green roof, offering an element of camouflage from the surrounding buildings. Living green roofs have a positive impact on the environment; helping to purify the air, regulate the indoor temperature, save energy and encourages biodiversity in the city.

The front elevation (a-a) will be clad in a high-quality larch. This is a robust and sustainable material which will silver over time helping it integrate and blend in with its natural surroundings; appearing discrete to the neighbouring properties.

The side and rear elevations (b-b) (c-c) (d-d) closest to the property boundaries will be clad in a Fireshield Garnica ply which requires no ongoing maintenance.

Careful consideration has been given to the placement of the windows to ensure these do not overlook neighbouring properties whilst maximising on natural light. The outbuilding features two single doors, one solid hardwood and one glazed, and a large timber framed double glazed window on the front elevation (a-a) looking out towards the dwelling house. There will be one skylight in the roof.

It is considered that the proposed outbuilding is the most effective and appropriate form of design to achieve the required space whilst respecting the setting, special architectural and historic interest of the listed building.

Trees

Careful consideration has been given to the design of the proposed outbuilding to preserve the established tree to the rear of the garden.

(T1) Ash
To be felled

T2 Sycamore.
Canopy to be reduced by 1m

There is an established Ash tree (T1) and Sycamore tree (T2) within the garden of the dwelling house located near the proposed outbuilding.

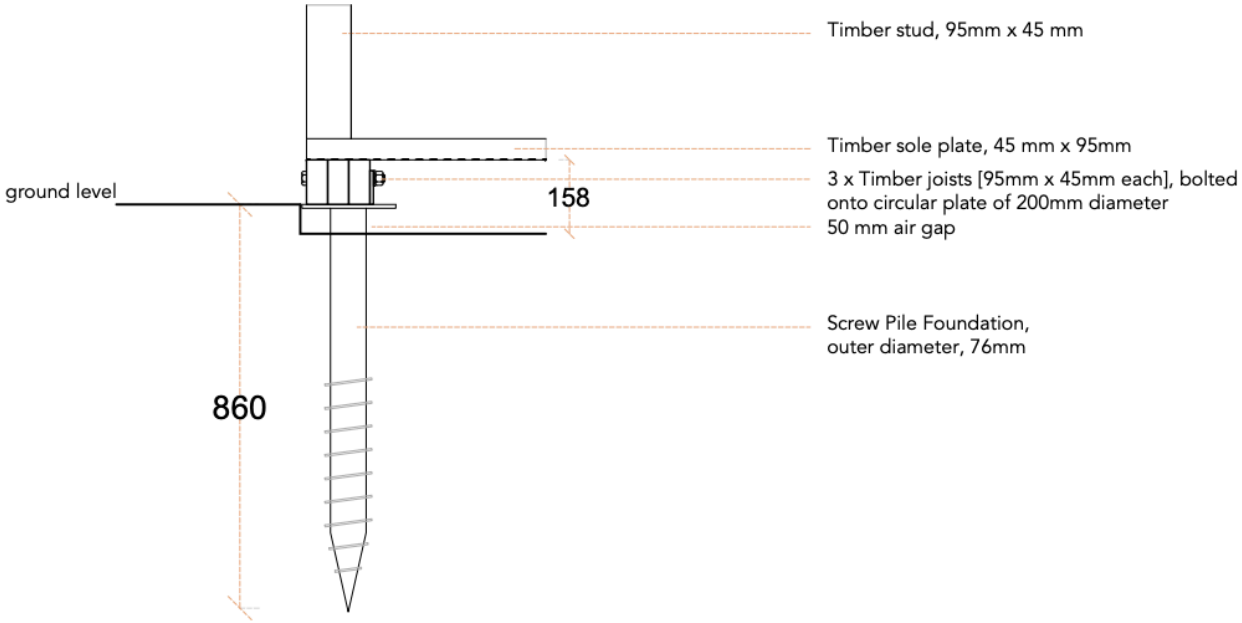
Permission to fell the Ash tree (T1) was granted on 5th Nov 2020. Please refer to the *Notification of Intended Works to Tree(s) in a Conservation Area. Application ref 2020/4457/T.*

To ensure the close proximity of the proposed outbuilding does not inhibit the potential for growth of the Sycamore tree (T2), which could result in damage to the proposed structure, a tree survey has been carried out to establish the root protection area (RDA). Section 5 in the BS5837 Tree survey states the following:

Root protection area 4m from stem in every direction with an allowance of 20% in one direction.

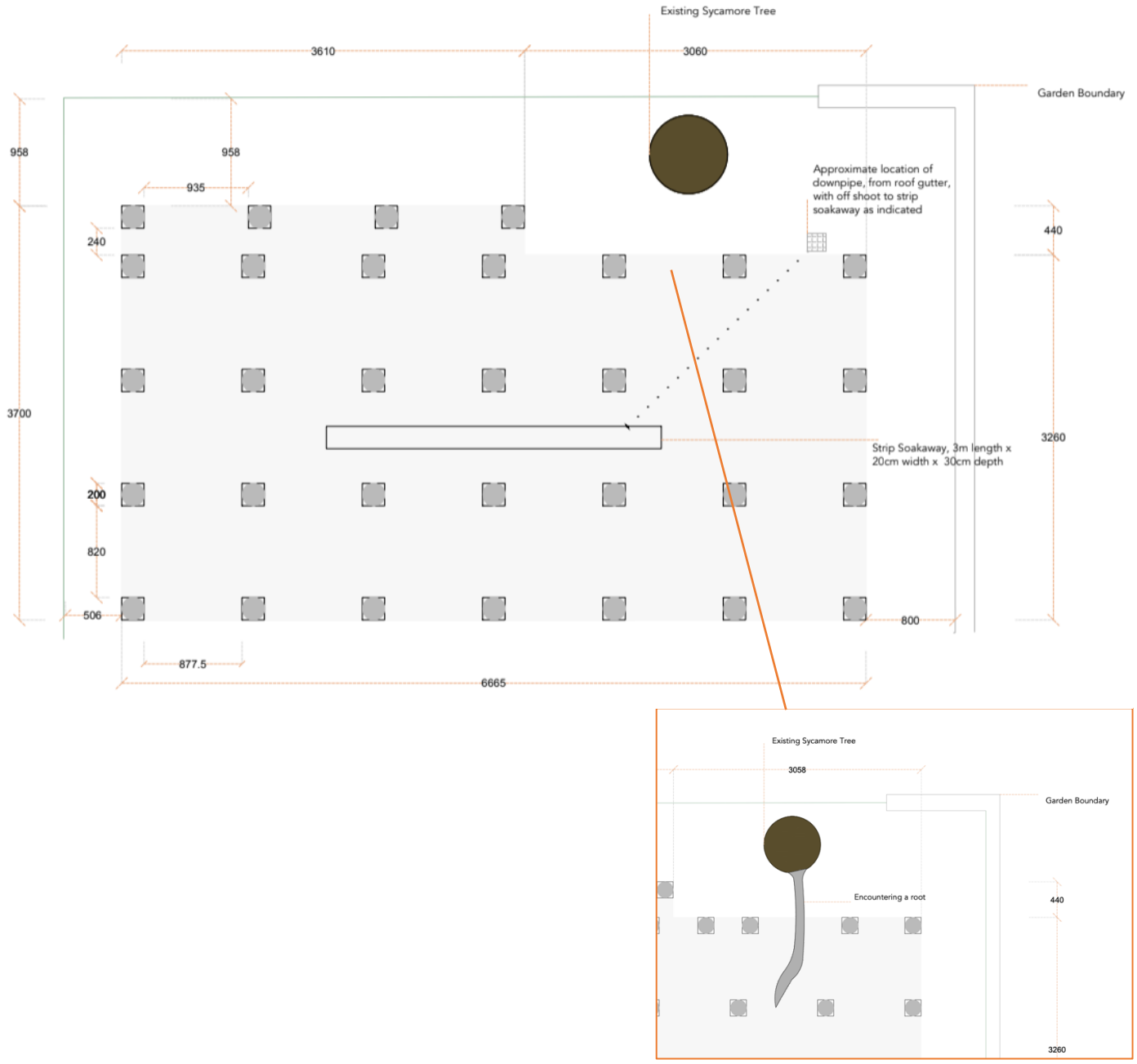
It is recommended that the build take place within this area providing all measures are taken to prevent root damage or prevent roots from being deprived of water and unable to expel gasses. i.e. the construction should be above the level of the ground on piles or equivalent.

As per this guidance the foundations will consist of Galvanised screw piles drilled into the ground to a depth of 860mm at a maximum spacing of 1.2m centre. A timber frame fixed to the screw piles will form the base of the proposed structure and provides a space of 50mm between ground level and the timber frame enabling the roots to expel gasses. Please refer to section plan below for the construction method.



Should an established tree route come into contact with a screw pile, the spacing of the piles can be adapted to preserve the root and additional screw piles can be added to take the support of the structure if required. Please refer to the proposed foundation plan on the following page and section enlargement which shows how the plan could change should we encounter a root.

The example shown in the section enlargement is one of many options should we encounter a root. As long as there are no gaps between piles greater than 1.2m, we can reposition the piles anywhere within the footprint of the outbuilding if required.



(see 59B Eton Avenue Proposed Foundation Plan and 59B Eton Avenue Root Foundation Plan)

To ensure the roots aren't deprived of water, a soakaway will be installed under the proposed outbuilding, between the screw piles. A gutter will run along the rear elevation (c-c), ensuring all rainwater from the roof will go directly back into the surrounding soil.

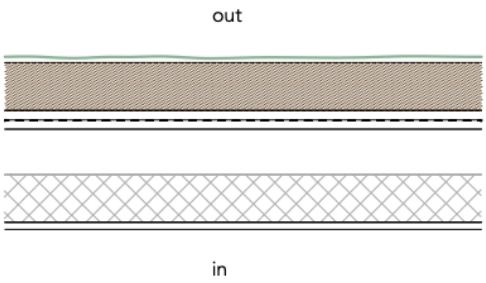
(see 59B Eton Avenue Plans and Elevations v3 and 59B Eton Avenue Strip Soakaway Plan)

There will be no heavy vehicles used within the 4m root protection area, all work will be done by hand and a high visibility cordon will be installed around the tree stem to prevent people or materials from coming into contact with the tree stem itself.

The proposed construction method and onsite protection measures ensure the preservation of the tree.

Green Roof

The section plan below shows the construction method and materials for the proposed green roof.



Out

+	Green Roof Planting	
+	Growing Medium	100-120mm
+	Drainage System	20mm
+	EPDM	1.2mm
+	OSB	18mm
+	Timber Joist, at 400mm centres	195mm
+	Sheeps wool insulation (within joists)	100mm
+	Interior finish, plasterboard	15mm

In

(see 59B Eton Avenue Green Roof Section Plan at 1:20)

Green Roof Planting and Maintenance

The green roof will be maintained by gardeners looking after the main garden plants. Spaces between planting have been left to allow access for maintenance. Green roof plants have been chosen for their low maintenance requirements and mostly evergreen presence that will provide habitats for wildlife. Some native flowering plants have been included to attract pollinating insects. Growing medium for green roof will be free draining with some organic matter added to a depth of around 100-120mm.

1) Primula vulgaris, native evergreen primrose. No maintenance required. Evergreen. 10cm x 10cm spread

2) Hycaninthoides non-Scripta, native English Bluebells. Cut back flower spikes after flowering to avoid over spreading/ self seeding once desired spread has been reached. 20cm x 40cm spread

3) Blechum penna-marina, Evergreen fern. Remove dead or browned fronds as/ if required. 20cm x 60cm max spread

4) Blechum penna-marina subspecies alpina Paradise Form, bronze form evergreen fern. Remove dead or browned fronds as/ if required. 20cm x 60cm max spread.

5) Asplenium scolopendrium Undulatum Group, Evergreen fern. Remove dead or browned fronds as/ if required. 40 x 30cm spread

6) Asplenium trichomanes, evergreen fern. Remove dead or browned fronds as/ if required. 20cm x 40cm spread.

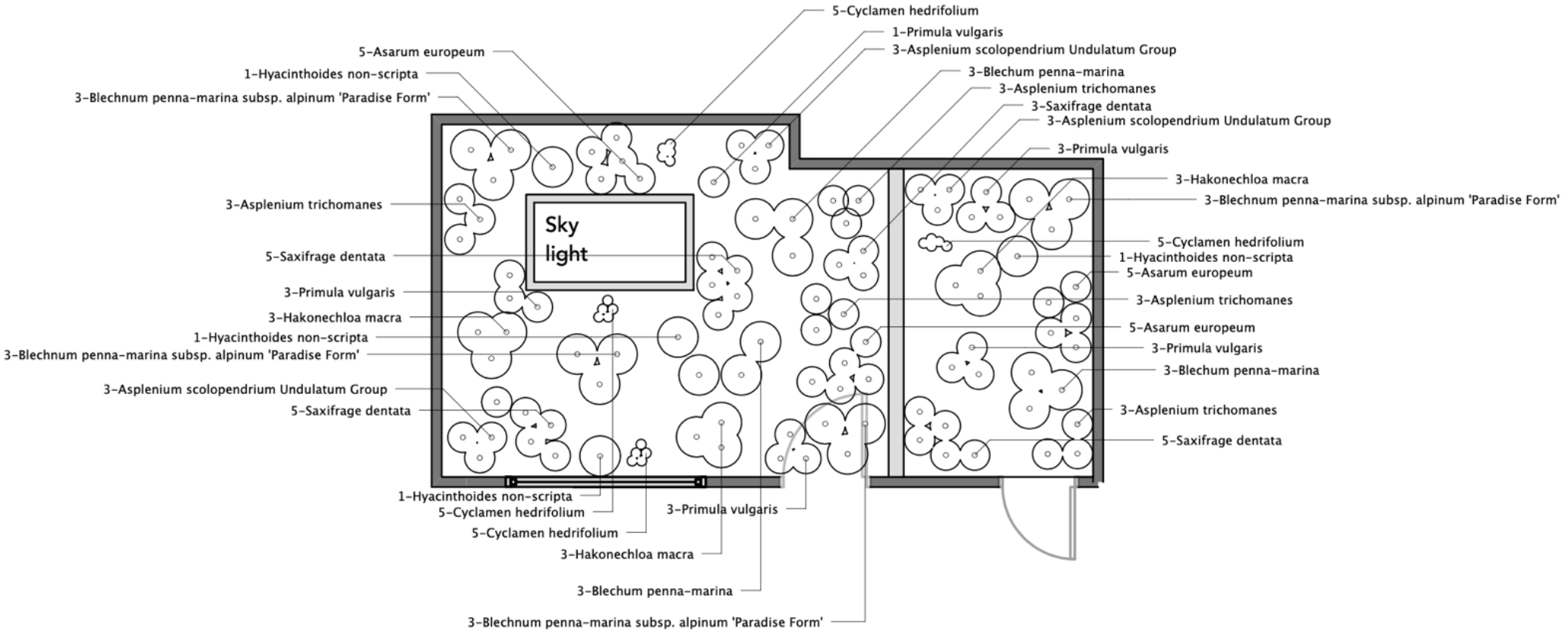
7) Saxifrage dentata, evergreen perennial with flowering spikes in spring. Cut back flower spikes when finished flowering. Lift and divide or replant off-shoot rosettes as required. 20cm x 30cm spread

8) Asarum europium, creeping evergreen perennial. No maintenance required. 10cm x 20cm spread

9) Cyclamen hederifolium, Deciduous perennial, flowering in later winter/ spring. No maintenance required. 10cm x 20cm spread

10) Hakonechloa macra. Deciduous grass. Cut back dead foliage in March before new growth starts. 30cm x 40cm spread.

Planting Plan



(see 59B Eton Avenue Green Roof Planting Plan)

Access

Access arrangements are not affected by the proposed alteration. Clear and safe access will be available via side access through a gate into the garden.

Summary and Planning Conclusion

This document has demonstrated that the proposed outbuilding;

- respects the setting, character and appearance of the listed building
- is of a high standard of design in terms of the materials and construction methods used
- will not negatively impact the amenity of neighbouring properties by virtue of its citing, materials, scale, mass or intensity of use.

January 2020

Shackadelic Ltd