

Flat 7 18 Adamson Road London NW3 3HR

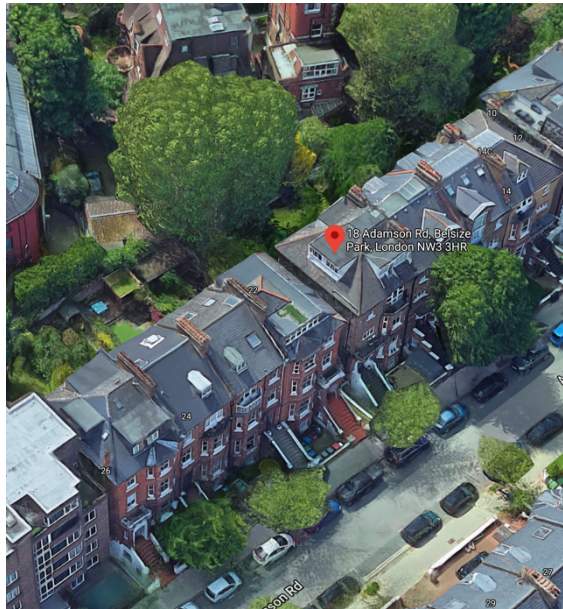
Design and Access + Heritage Statement For Replacement Garden Room In Rear Garden

Overview: This document has been prepared to support the Planning Application for a garden room at the above property.

No. 18 is located on the South Eastern Side of Adamson Road.

The application site is on a North – West / South – East axis. The rear garden faces South – East.

The building is 4-storeys in height with roof accommodation and contains 7 Flats.



Aerial view of street scene



Aerial view of rear garden

This application relates to the lower ground floor Flat no. 7.

The building is not Listed but has been identified as making a positive contribution to the character and appearance of the Belsize Park Conservation Area.

The end of the rear garden has previously raised by approximately 600mm above the general level of the rear garden. There is an existing garden room on this raised area.



Site photo' showing existing garden room (raised area) in rear garden

Planning History: There is no relevant Planning history associated with the site.

Recent Local Similar Applications: An application (ref. 2021/0243/P) was approved (29/03/21) for a similar building for the Ground Floor and Lower Ground Floor flat at no. 22 Adamson Road.

Proposal: It is proposed to remove the existing single storey garden building from the raised garden area and replace it with a new garden room to accommodate a home gym and wc / shower room located on the lower ground level directly in front of the existing retaining wall.

Materials: The building is constructed using “SIPs” (Structurally Insulate Panels). This method is not only faster than “traditional” construction but also provides a high thermal performance. Although the

building does not need to comply with Building Regulations it will achieve a thermal performance in excess of those currently required to meet Part “L” of the Building Regulations.

Walls: The front and right elevations will be clad with “Clear Grade” Larch cladding. The rear and left elevations are finished with grey “weathershield” paint.

Doors and windows will be Anthracite coloured uPVC frames fitted with double-glazed units. The windows in the left and right flank elevations will be fitted with obscured glazing.

Roof: The roof will be a slate / lead grey coloured single-ply roofing system. Rainwater will be collected / harvested store in water butts for future irrigation of the garden.

Trees: Trees in and within falling distance of the application site are noted on drawing no. 21225-01.

An Arboricultural Impact Assessment including a Tree Protection Plan have been submitted to support this application.

Access: The existing access arrangements will be maintained.

Assessment of the proposal: The proposed garden room:

- i. is ancillary to the dwelling
- ii. will not be used for sleeping ie over-night accommodation
- iii. replaces an existing building within the back garden
- iv. is better located to make use of the existing site levels
- v. is sized to respect the setting and location
- vi. is located to make maximum advantage of existing boundary treatments and planting

Careful consideration has been given to the location, scale and appearance of the garden room and will not visually dominate, detract or harm the dwelling, its neighbours or the wider street scene.