

Katarzyna Wardach
Architectural Services
M: 0748 1544 278
E: katarzyna.wardach@gmail.com

DESIGN AND ACCESS STATEMENT

130A Haverstock Hill
NW3 2AY London
21st July 2021

1.0 Introduction

1.1 This Statement is submitted in support of a planning application for the erection of a single storey building in rear communal garden to provide a studio dwelling unit with associated hard and soft landscaping.

1.2 The site is located within a walking distance from both Belsize Park and Chalk Farm Stations providing great connections to most of London.

1.3 Existing property is a five-storey block of 6 flats, set back from the pavement by a small front garden and parking spaces. It has a long rear garden, which cannot be seen from the street, but it can be accessed from the street through the passageway on the south-east side of the existing building.

1.3 The rear garden is separated from the adjacent properties by brick walls and timber fences and is approximately 22 meters long, with one mature tree in its far-right corner.

2.0 Design and scale

2.1 Proposed single storey building is located within the rear communal garden of the existing block of flats.

2.2 Proposed building is modest in scale in comparison to the size of the existing block of flats and existing garden. Its footprint is 46sqm - only 17% of the whole rear garden area which is 265sqm. Internal height of 2.3m and external height of 2.8m including green roof makes the structure subservient to the main house.

2.3 Although the structure is small, having the internal gross area of 37.2sqm, it complies with nationally described space standards.

2.4 Proposed flat comprises an open plan living room and kitchen, bedroom separated with folding partition and a shower room.

2.5 Proposed materials are selected to minimise the visual impact on the host and surrounding garden. The external aluminium door and modest aluminium window frames will be Graphite Grey externally, matching joinery of the adjacent terraced houses on Fountain Mews. The building will be faced with London Yellow bricks matching those used in the surrounding area.

2.6 Foundation design will be carefully considered to minimise the amount of excavation on site which would minimise the risk of nearby tree roots being damaged.

2.7 Sedum roof is proposed to enable the building to blend in within the vegetated character of the rear garden.

2.8 The design will incorporate all necessary roof, wall and floor insulation to keep to minimum carbon emissions.

3.0 Privacy and outlook

3.1 To protect the privacy of the occupants of both existing and proposed units, all windows of proposed dwelling facing rear elevation of existing building were designed as obscure glazed. Main, clear glazed windows were designed on the south-east elevation facing small patio courtyard, separated from the adjacent garden with 1.8m tall timber fence.

3.2 To increase the amount of natural light one clear glazed rooflight is designed in the flat roof.

3.3 Proposed building is separated from adjacent properties with exiting fences: from the north-west with the 1.3m high brick wall, from the north-east with the 2.65m high brick wall and from the south-east with the 1.8m high timber fence.

3.4 To separate proposed unit and its amenity space from the communal garden of existing building a new fence of fast-growing evergreen shrubs was designed. It will create a natural fence and add to biodiversity of existing garden.

3.5 Proposed sedum roof will add aesthetic benefit to neighbouring properties when looking down into the building and will increase existing biodiversity.

4.0 Access

4.1 As the site is very well communicated there is no need to cerate any additional parking spaces.

4.2 Access to existing block of flats will remain unchanged.

4.3 Access to existing communal garden will remain unchanged: either through the ground floor balcony door or from the street through the passageway on the south-east side of the existing building.

4.4 Access to the new studio dwelling will be from the street, through the levelled minimum 1.5m wide passageway on the south-east side of the existing building and

communal garden. New part of passageway to be separated from communal garden with fast growing evergreen natural fence.

5.0 Conclusions

Whilst proposed garden studio represents a small-scale proposal it would contribute towards the objectives of sustainable development by making better use of land and in an accessible and sustainable location.

6.0 Photographs of existing site



Photo 1: Existing garden with neighbouring properties shown beyond



Photo 2: Existing building and passage to the street