

0553_16A Harley Road

Design & Access and Heritage Statement

Introduction

This Design and Access Statement has been prepared to accompany the planning application for a garden studio space that replaces an existing structure within the garden of 16A Harley Road. The document records the client's brief that has informed the design process, the analysis of the site and surrounding context and the architectural design response. The statement concludes with a description of the building, how it responds to its setting and the sustainability initiatives that will be adopted.

Brief

Black Architecture have been commissioned by the client Emma Meaden to design a studio workspace within the garden to replace an existing outbuilding which is not fit for purpose. The client has restricted mobility, relying upon the use of a wheelchair within the home. The studio space will provide an alternative working environment away from the main living area within the home to allow the client to balance work and life activities.

The brief defines that the workspace is fully accessible, with levels thresholds and suitable manoeuvring space inside for a wheelchair. The entrance area requires a canopy or porch to provide shelter and for fenestration to balance privacy with natural light. No requirement for large patio style doors is identified, instead the space is to feel intimate, in contrast to the open plan living space within the flat which has a large glazed facade. To enable the client to use the studio throughout the day an accessible toilet is required within the space which can be connected to an existing drainage run within the garden.

In terms of materiality the design is to complement the landscaped setting and offer the opportunity for a bio-diverse roof to enhance the ecology of the garden.

Site analysis

The garden of 16A Harley Road falls within the Elsworthy Conservation Area in the London Borough of Camden. It is approximately 23.5m long and 6.8m wide, and level in both planes.

The site is bounded to the north and south by neighbouring gardens, and to the west by an all-weather pitch within the grounds of the UCL Academy School. A mix of brick walling and fencing define the edges of the site. The flatted accommodation of 16A Harley Road defines the eastern edge of the garden.

The property to the south incorporates large mature trees and a spacious garden studio approved under planning consent reference 2008/0807/P. To the north the

garden contains mature landscaping at its western and southern edges, providing a dense barrier between the properties.

Within the site the flank walls of the garden are lined with semi-mature trees at regular centres, framing a central grassed area with a footpath to the south side.



View of garden from flat and image of existing garden building

The application site has been subject to a number planning consents, including ones which have converted the host building to flat accommodation and an approval to create a rear extension with rooflight.

Design

In response to the brief and site analysis a design has been developed that complements the garden setting within the conservation area and adopts principles deemed acceptable on studio spaces within adjacent gardens.

The building is pushed to the back of the garden, separated from the rear boundary with a service zone to allow access to the existing drainage run and to enable perimeter landscaping to be maintained. The plan form is stepped to the front elevation to allow a porch area to be formed to the left-hand side, responding to the route of the path along the edge of the garden from the door to the flat. The porch is covered with a canopy to protect the entrance from adverse weather, and enabling a dry surface to be maintained to the shallow external ramp formed up into the studio.

The building has overall dimensions of approximately 6.3m x 5.4m, with a height of approximately 3m.

Internally the layout is kept simple and rectilinear to provide the client with flexibility on how the room is furnished. An accessible toilet is introduced to the rear corner of the space, avoiding the need to use to the principal bathroom within the flat.

Two windows are positioned on the east elevation addressing the flat, supplemented with a glazed door to allow natural light into the plan. To the rear of the studio a full height tilt/turn window, with translucent glazing provides a wash of

light to the back of the plan and access to the west boundary for maintenance. A single rooflight is positioned within the accessible toilet to deliver natural light into the room.

Appearance

Externally the building is clad with a mix of untreated larch timber boards and battens to the east façade and a grey cement board to elevations with abut the boundaries. The inert cement board is low maintenance and offers fire protection to the building.

The mix of batten and board cladding creates a depth to the facade, allowing light to cast shadows and add a richness to the elevation. The vertical orientation complements the line of the trees which border the plot and allows the studio to sit comfortably at the rear of the garden.



Precedent images showing batten and board cladding and screen to porch area

The vertical battens are continued across the porch to create a screen and support a simple glass canopy which will be pinned to the timber frame. The porch screens the glazed front door and creates a covered area to sit outside of the studio.

A flat roof form is adopted minimising the height of the building and complementing the neighbouring structure. A bio-diverse wildflower growing medium will be planted on top of the high-performance roofing membrane. The fifth elevation formed by the green roof will address views from upper-level properties around the site and again enable the studio to fit comfortably within the garden setting.

Sustainability

The building will be constructed with highly insulated wall and roof panels and fitted with high performance timber windows to reduce energy demand. The introduction of a green roof will further improve the thermal performance of the envelope. A low temperature underfloor heating mat will warm the space with all lighting provided from LED sources.

Low embodied energy materials are proposed for the construction and cladding, and a low impact piled foundation will enable the building to lightly touch the ground. The accessible toilet will be fitted with low flush cistern and the handbasin with aerated taps to minimise water use.

The introduction of a wildflower green roof is intended to optimise biodiversity and reduce runoff rates by storing water within the growing medium.

Fire Safety Strategy

In accordance with the London Plan 2021, the development seeks to achieve the highest standards of fire safety throughout both its construction and use. The proposal is situated within the rear garden of 16A Harley Road and provides suitable unobstructed outside space to the north of the scheme, appropriate for use as an evacuation point. The proposal will be fitted with fire alarm systems and incorporate fire rated timber cladding in order to minimise the risk of fire spread. The development will additionally be constructed in accordance with Building Regulations.

Heritage Statement

16A Harley Road is located within the Elsworthy Conservation Area, the property is not statutorily or locally listed. Therefore, the character and appearance of the development will need to be considered with regard to its identification in the conservation area.

The proposed development at this site comprises of a single storey building to the rear of the garden. The development has been sensitively designed with regard to the Elsworthy Road Conservation Area Appraisal and Management Strategy; it is modest in scale and of high design quality, as such it will be subservient to the parent building at the front of the site whilst not adjoining or removing elements of the existing rear elevation or boundary treatments of the building.

Additionally, the development will not be visible from public view from Harley Road or from the gardens of adjacent houses on Harley Road, minimising any potential impact. A considerate design is proposed of untreated larch timber on the eastern elevation and bio-diverse wildflowers on the roof. These design features will complement the garden character and integrate the building into the surrounds which are characterised by vegetation, minimising impact on views from within neighbouring properties.

Therefore, the development would be appropriate in terms of materials and detailing; scale, bulk, height, massing and proportions; and its relationship to the street and neighbouring properties. As such it would not visibly impact the Conservation Area from either Harley Road or the gardens of adjacent houses, would not result in unacceptable impact of the original building, and would be

complementary to its proposed setting. Thus, the development preserves and enhances the character or appearance of Elsworthy Conservation Area.

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