

# Design and Access Statement

New outbuilding at the rear of the garden

3 Hilltop Road | London | NW62QA

STEYN STUDIO



Contents

Introduction | 1

Existing Building | 2

Planning | 3 - 4

Design | 5

3D Images | 6 - 7

Summary | 8

Existing Drawings | 10 - 13

Proposed Drawings | 15 - 19



# Introduction

Steyn Studio was approached by the clients early 2022 for the design of a new outbuilding at the rear of the garden as they wish to increase the home office and workshop space of their property. At the same time the aspiration from the client, and us, was to design a contemporary outbuilding which has a strong connection to the garden and house, with minimal visual impact.

This Statement has been prepared on behalf of our clients to support their application for planning permission to replace the existing garden outbuilding with a new larger outbuilding, to incorporate a new workshop, art studio and home office. The proposal is for the erection of a single storey outbuilding at the rear of the garden.





# Existing building

## Site and context

The current garden at the rear of 3 Hilltop Road is of an area of aprox. 400 sqm. The main part of the garden is planted with a large grass lawn and flower beds along the boundary walls, running from the paved patio at the back of the house, to the existing outbuilding and playground at the rear of the garden.

The existing outbuilding, which is currently used as a home office is a timber construction with a green roof. The footprint of the existing outbuilding and the adjacent shed is aprox. 35sqm. Together with the decking it occupies an area of aprox. 59sqm.

The dividing walls along the perimeter are mainly half height brick walls, topped with trellis. Half of the rear brick wall is higher than the rest with a height of 2.8m.



Existing garden outbuilding



Existing shed



Existing play area



# Planning

## Planning History

- PWX0002328 | Permission Granted for a ground floor conservatory rear extension.
- PWX0002724 | Permission Granted for a single storey side extension.
- 2017/6826/P | Permission Granted for resurfacing driveway with resin bounded gravel

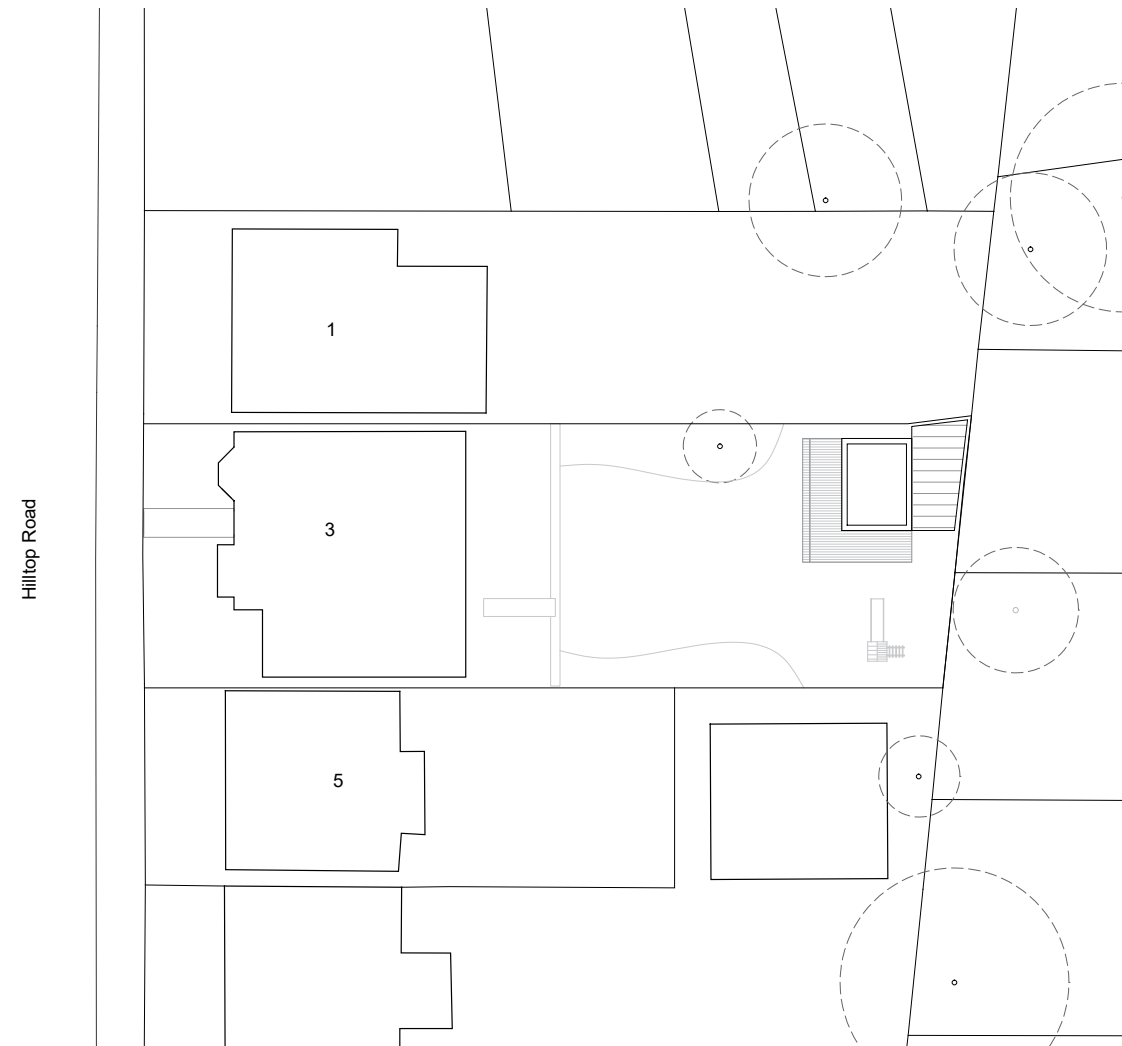
## Planning Precedent - London Borough of Camden

- 2017/1593/P | Permission Granted for the erection of a part single, part two storey outbuilding within rear garden to provide additional accommodation ancillary to dwellinghouse.
- 2020/2332/P | Certificate of lawfulness granted for the erection of a large **63sqm** single storey outbuilding on the neighbouring property at 7 Hilltop Road.

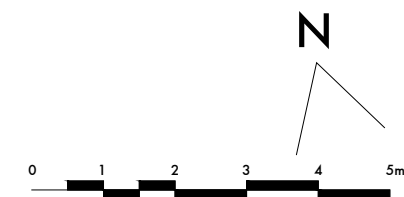
## Planning Policies

Current planning policies - Camden Planning Guidance GPG “Home Improvements”. (January 2021) Section 5.5 Outbuildings:

- ”Ensure the siting, location, scale and design has a minimal visual impact on, and is visually subordinate within, the host garden.” - The proposed building is subordinate to the garden size and is sited inconspicuously at the rear of the garden.
- ”Not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area.” - By locating the new outbuilding adjacent to the rear boundary wall is subservient to the main garden space and allows a significant fully open garden to be retained.
- ”Retain space around the building for suitable soft landscaping.” - The proposed building replaces an existing structure and playground and the location was chosen to minimise the visual impact of the proposal.
- ”Ensure the height will retain visibility over garden walls and fences.”- The outbuilding height is kept within 3 m. The dividing walls along the perimeter are mainly half height brick walls, topped with trellis. Half of the rear brick wall is higher than the rest with a height of 2.8m.



Existing site plan





# Planning

•”Ensure the size will maximise retention of garden and amenity space.”  
The proposed outbuilding is situated at the rear of the garden and it will replace the existing outbuilding and the play area, and will not have a significantly increased impact compared to the existing condition.

•”Ensure the position will not harm existing trees and their roots.” - The sycamore tree on the neighbouring property is about 3-4m away from the boundary wall. Preliminary calculations indicate that the proposal will not have an impact on its root protection area.

•”The construction method should minimise any impact on trees, mature vegetation (see CPG Trees) or adjacent structures.” - The proposal is supported on concrete pad foundations in order to minimise any impact on neighbouring trees and mature vegetation.

•”Use materials which complement the host property and the overall character of the surrounding garden area.” - By following a choice of green trellis, timber and brick walls, the proposal has a considered design in character with the existing garden which is bordered on all sides by high timber fences and brick walls.

•”Consider installation of green roof and/or solar panels.” - A green roof is proposed for the new outbuilding.

•”Address any impacts upon water run-off and groundwater flows, and demonstrate that the impact of the new development will be negated by the measures proposed. Reference should be made to CPG Water and Flooding.” - The proposed outbuilding is sited within the area occupied by the existing outbuilding and the play area at the rear of the garden which is least favourable for planting. There is no increase in impermeable paved finishes resulting from this proposal. Water run-off from the green roof will be distributed to the garden and not to a drain or sewer.

•”Consider installation of water butts.” - Water butts will be considered at the rear of the new outbuilding.

•”Consider installation of bird and bat boxes on the structure or in vicinity.” - These will be considered in the new design.



Existing rear boundary wall



Existing Outbuilding



View towards the property





# Design

## General

The proposed outbuilding is to be used as a home office, art studio and workshop. The proposal is for a single storey timber structure with 93sqm of external gross area, taking up only 20% of the rear garden space, compared to 9% occupied by the current outbuilding.

Considering the clients requirements above, the scale and visual impact of the proposed outbuilding has been positively addressed by means of dividing what could have been a singular volume, into 3 equal width parts across the very rear width of the garden, maintain most of the existing lawn area intact.

The 3 parts also correspond with the size requirements of each use, with the workshop requiring the most space. The remaining two parts, each being smaller than the other, step back towards the rear garden wall to further maximise the use of the existing garden and to reduce the visual impact. Furthermore; to additionally decrease its visual and physical impact, the materiality of each of the 3 parts are treated differently in order to blend in with the existing features of the garden. A green trellis to blend in with the flowerbeds, a dominant re-used glass door reflecting the garden itself, and a brick wall to mimic the existing boundary wall. New and existing plant screening will assist in further reducing its impact.

The construction is slightly raised above ground level on concrete pad foundations in order to have minimal impact on the site, and at the highest point its green-roof is 3 metres above ground level. The green roof will contribute further to reducing the visual impact from the surrounding buildings. It is also known that 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.

Careful consideration has been given to the placement of the windows to ensure that these do not overlook neighbouring properties. To maximize the natural light the proposal has skylights on top of the workshop and the home office. The door and window of the existing garden studio will be reclaimed and used for the new design.

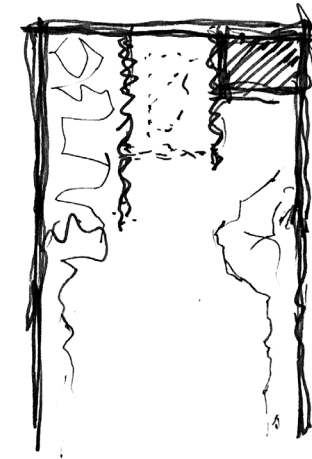
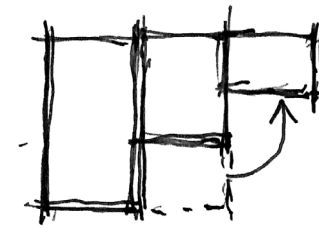
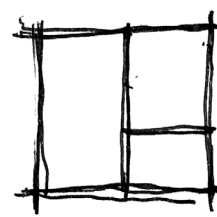
## Access

Access into and within the dwelling, along with the garden, will not be affected by the proposals.

There is no alteration to the existing parking accommodation within this proposal.



Aerial View



Concept diagram





3D Views - Existing Outbuilding



View from the rear terrace



Aerial view



Loft view



Garden view





3D Views - Proposed Outbuilding



View from the terrace



Aerial view



Loft view



Garden view





## Summary

Our proposal is seeking to create a larger outbuilding at the rear of the garden to replace the current garden studio, which would provide an enhanced workspace for the current occupiers.

The proposal has no negative impact on neighbours as the garden is sufficiently remote from the house and neighbouring properties.

We trust that the further development and detail that we are illustrating in this application are as per your expectations and that the application would be viewed favourably.



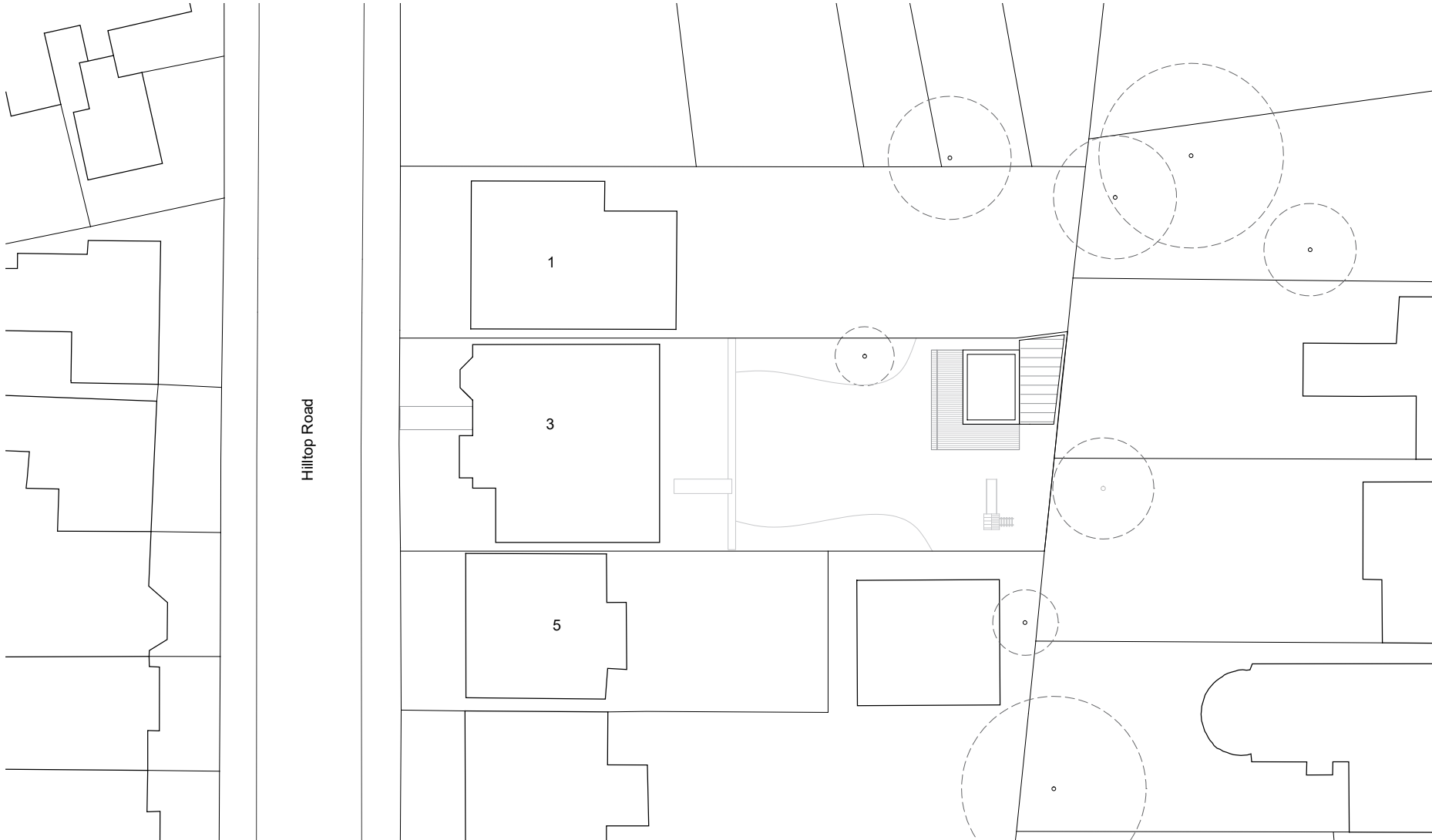
View from the rear garden



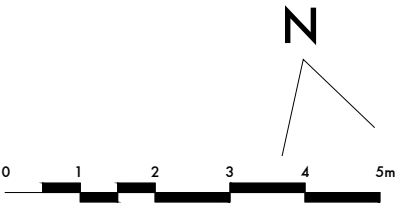
Existing Drawings

STEYN STUDIO





Existing Site Plan  
Scale 1:200



**NOTES**  
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. NO SCALING. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.©

KEY PLAN

REV	DATE	COMMENT
P1	01.04.22	First Issue

P L A N N I N G

STEYN  STUDIO

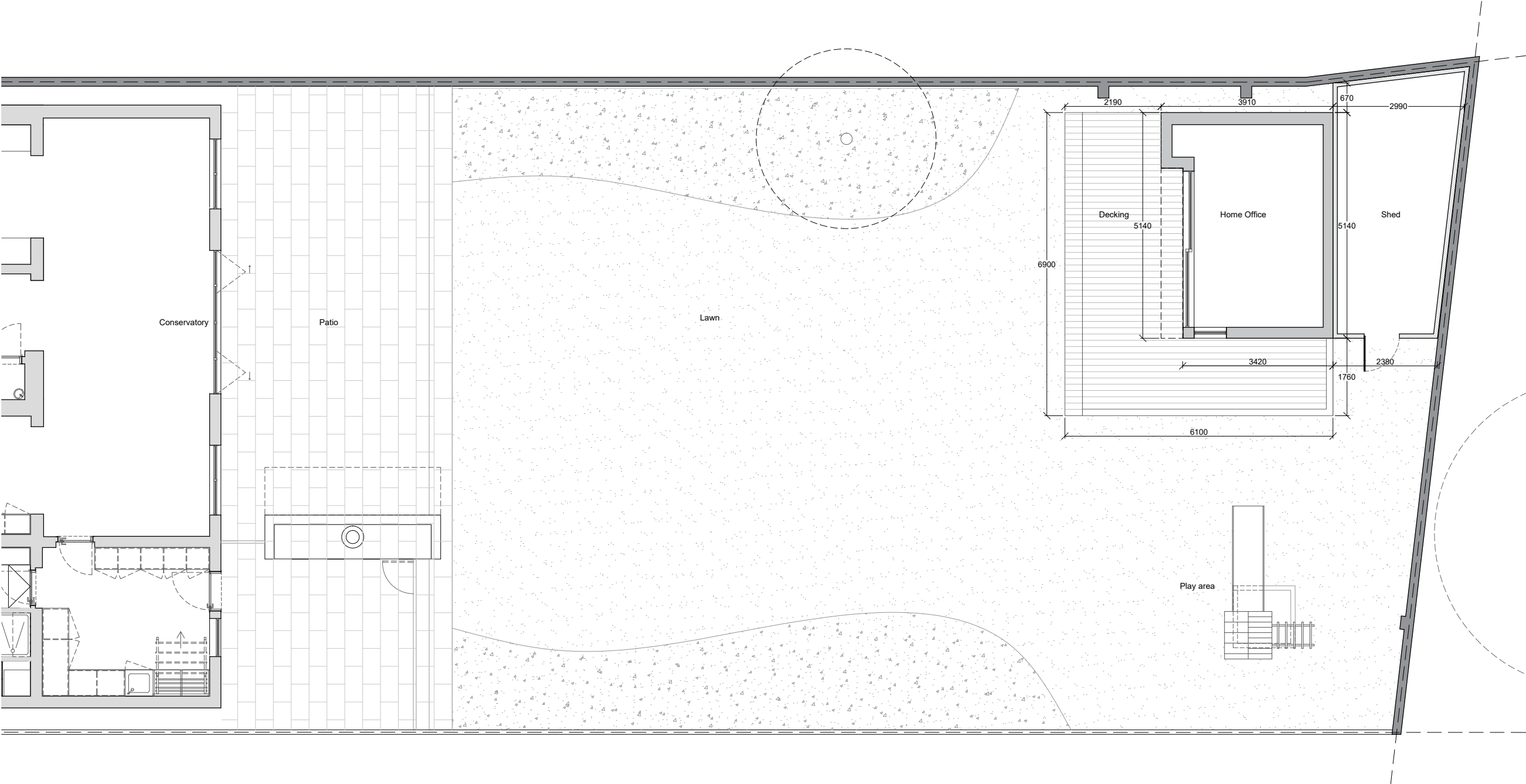
Unit G1 | Lion Works | 55-57 Wallis Road  
London, E9 5JH  
mob: 07930808586 | tel: +44 (0) 20 323 90228  
email: info@steynstudio.com | web: steynstudio.com

PROJECT NAME	Garden Pavilion
ADDRESS	3 Hilltop Road London, NW62QA
DRAWING	Existing site plan
DRAWING NO.	F   0   102   P1
DATE	April 2022
SCALE	1:200 @ A1
DRAWN BY	CF
CHECKED BY	CS

F | 0 | 102

P1





Existing Ground Floor  
Scale 1:50

NOTES  
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT  
OF WORK. NO SCALING. ANY DISCREPANCIES TO BE REPORTED TO THE  
ARCHITECT.©

KEY PLAN

REV	DATE	COMMENT
P1	01.04.22	First Issue

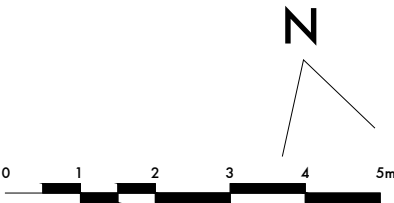
P L A N N I N G

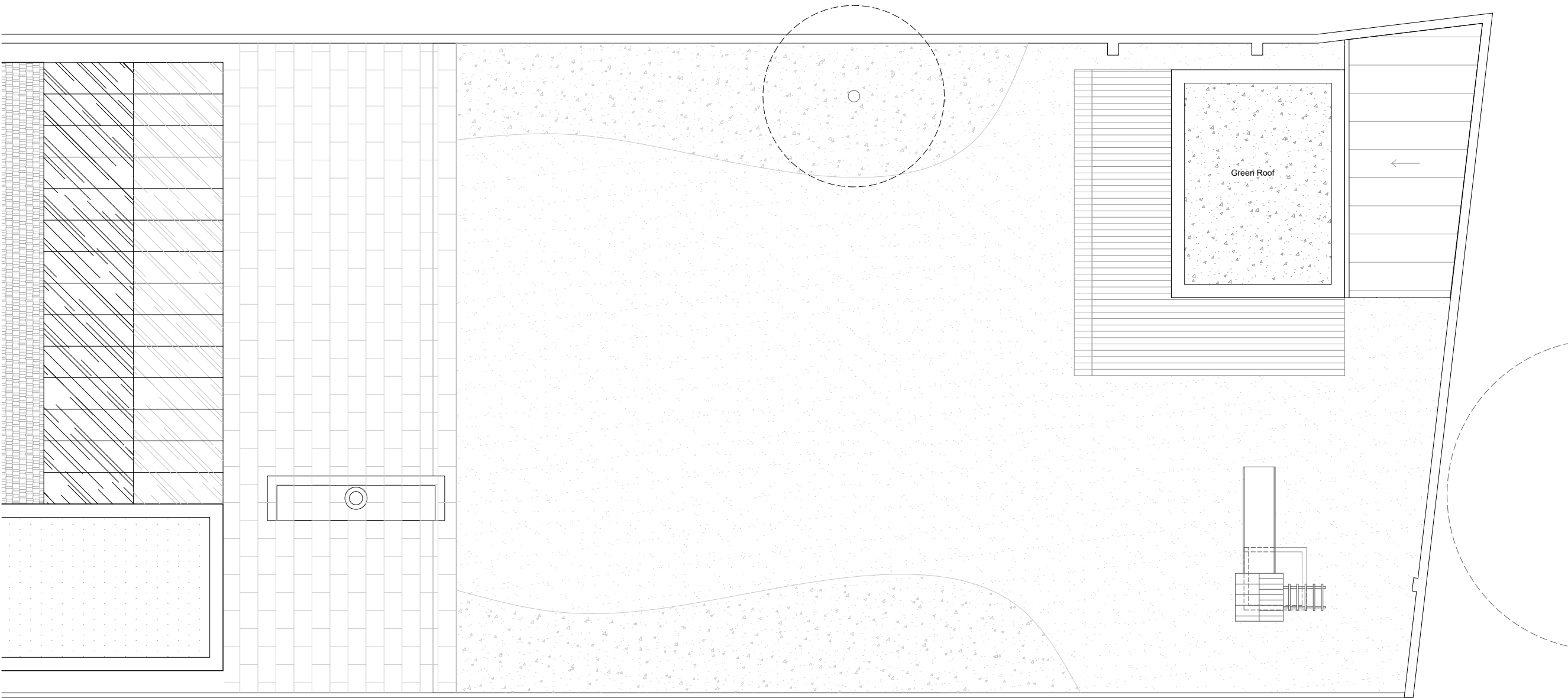
STEYN  STUDIO  
Unit G1 | Lion Works | 55-57 Wallis Road  
London, E9 5JH  
mob: 07930808586 | tel: +44 (0) 20 323 90228  
email: info@steynstudio.com | web: steynstudio.com

PROJECT NAME	Existing Garden Studio
ADDRESS	3 Hilltop Road London, NW62QA
DRAWING	Existing Floor Plans
DRAWING NO.	F   0   100   P1
DATE	April 2022
SCALE	1:50 @ A1
DRAWN BY	CF
CHECKED BY	CS

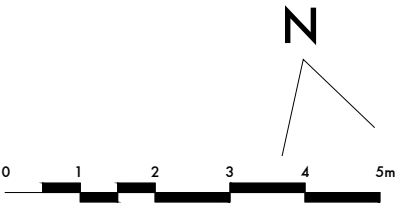
F | 0 | 100

P1





Existing Roof plan  
Scale 1:50



NOTES  
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT  
OF WORK. NO SCALING. ANY DISCREPANCIES TO BE REPORTED TO THE  
ARCHITECT.©

KEY PLAN

REV	DATE	COMMENT
P1	01.04.22	First Issue

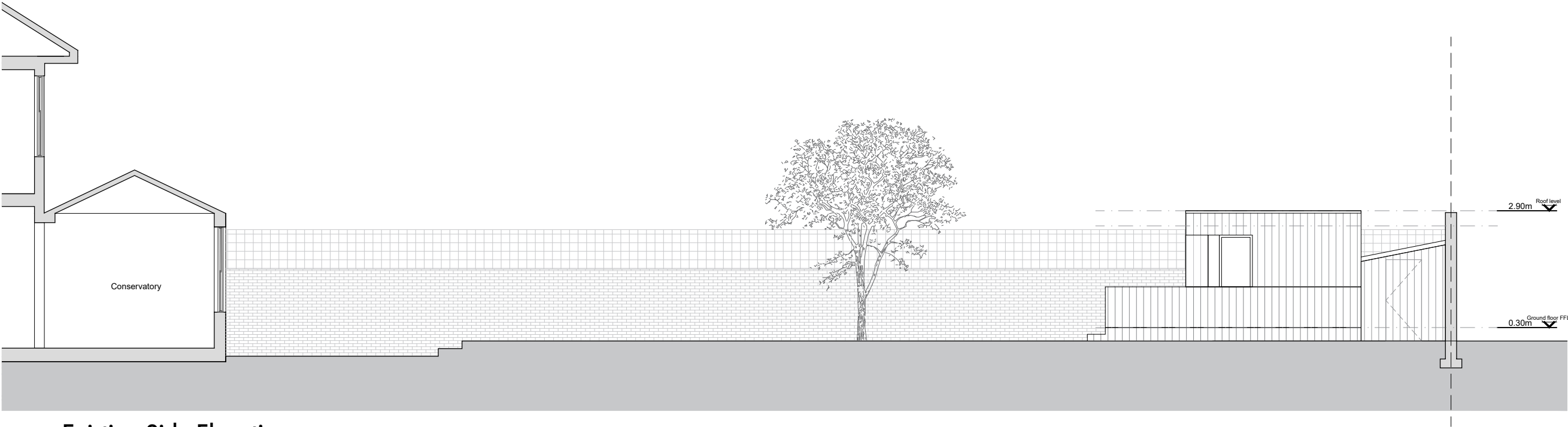
P L A N N I N G

STEYN  STUDIO  
Unit G1 | Lion Works | 55-57 Wallis Road  
London, E9 5JH  
mob: 07930808586 | tel: +44 (0) 20 323 90228  
email: info@steynstudio.com | web: steynstudio.com

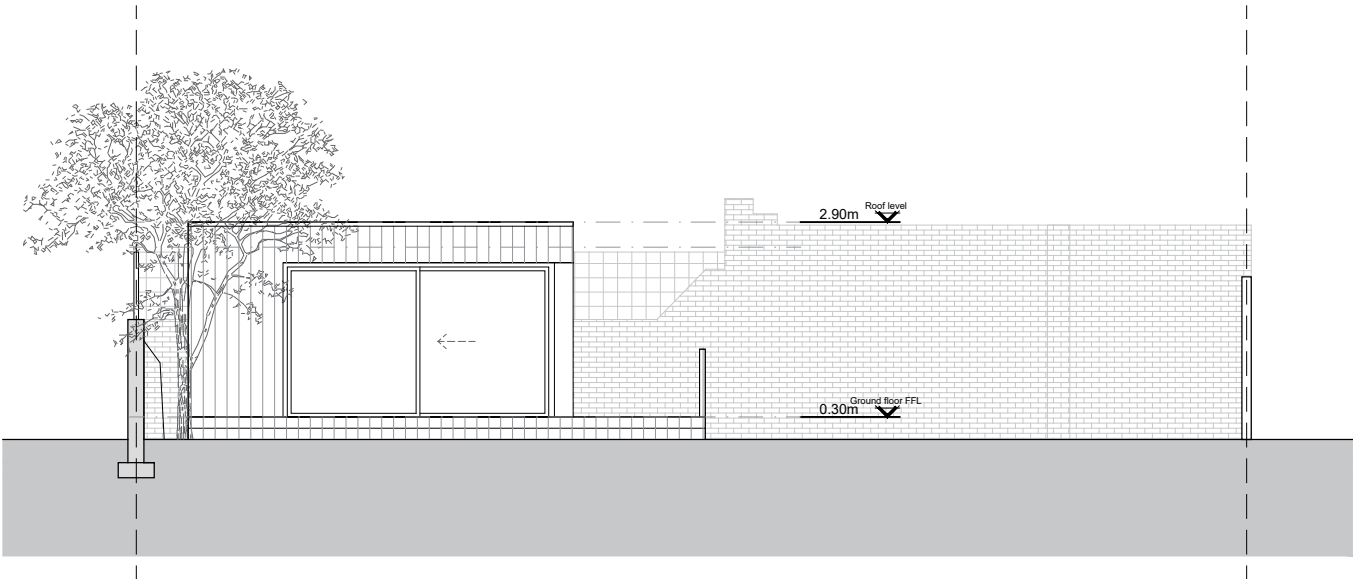
PROJECT NAME	Existing Garden Studio
ADDRESS	3 Hilltop Road, London, NW62QA
DRAWING	Existing Roof plan
DRAWING NO.	F   0   101   P1
DATE	April 2022
SCALE	1:50 @ A1
DRAWN BY	CF
CHECKED BY	CS

F | 0 | 101      P1





Existing Side Elevation  
Scale 1:50



Existing Front Elevation  
Scale 1:50



NOTES  
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT  
OF WORK. NO SCALING. ANY DISCREPANCIES TO BE REPORTED TO THE  
ARCHITECT.©

KEY PLAN

REV	DATE	COMMENT
P1	01.04.22	First Issue

P L A N N I N G

STEYN STUDIO  
Unit G1 | Lion Works | 55-57 Wallis Road  
London, E9 5JH  
mob: 07930808586 | tel: +44 (0) 20 323 90228  
email: info@steynstudio.com | web: steynstudio.com

PROJECT NAME	Existing Garden Studio
ADDRESS	3 Hilltop Road London, NW6 2QA
DRAWING	Existing Elevations
DRAWING NO.	F   0   300   P1
DATE	April 2022
SCALE	1:50 @ A1
DRAWN BY	CF
CHECKED BY	CS

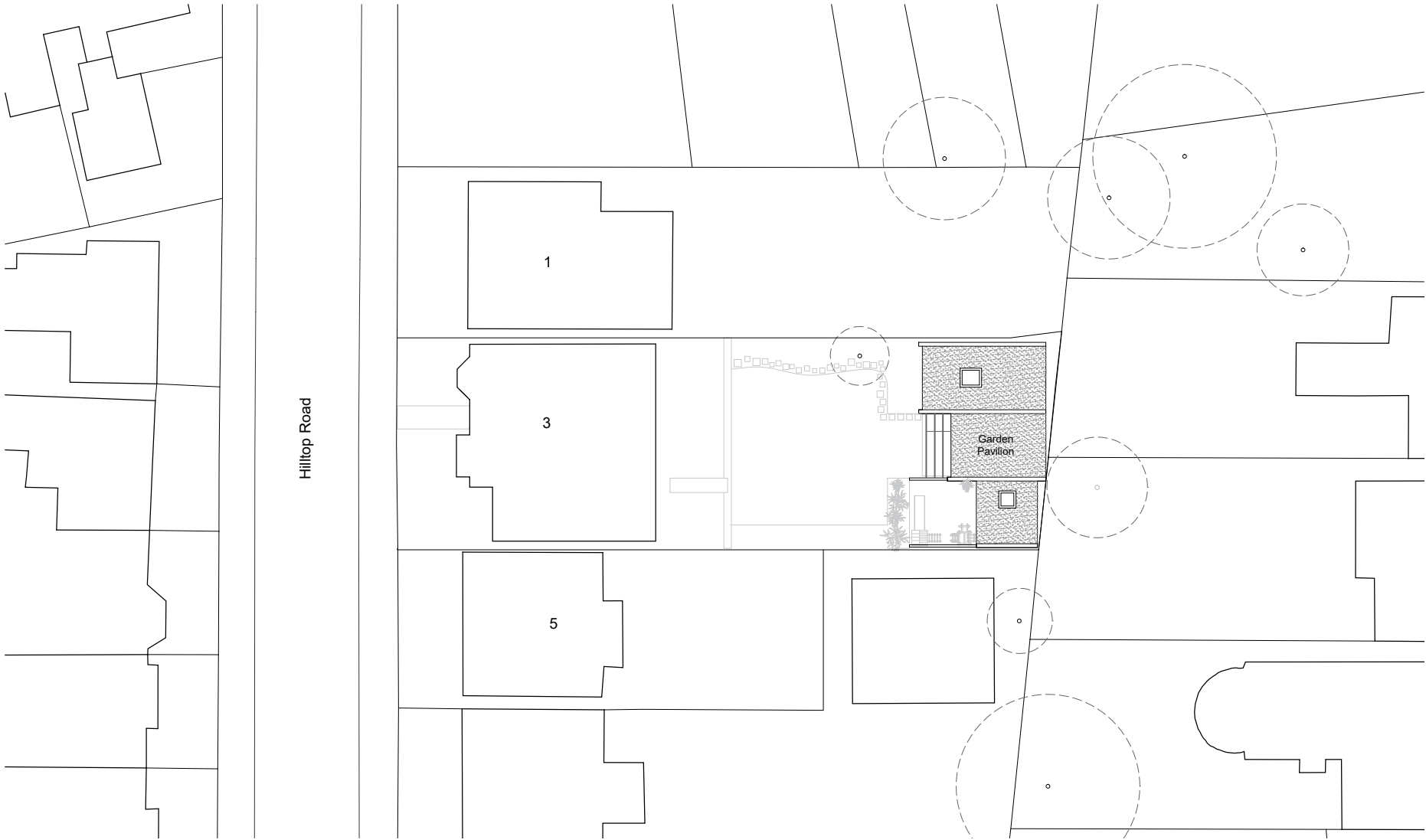
F   0   300	P1
-------------	----

Proposed Drawings

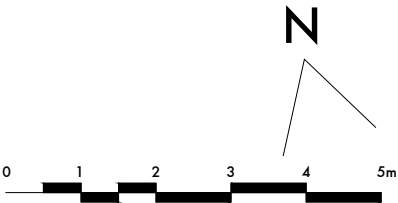
STEYN STUDIO







Site Plan  
Scale 1:200



NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. NO SCALING. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT ©

KEY PLAN

REV	DATE	COMMENT
P1	01.04.22	First Issue

PLANNING

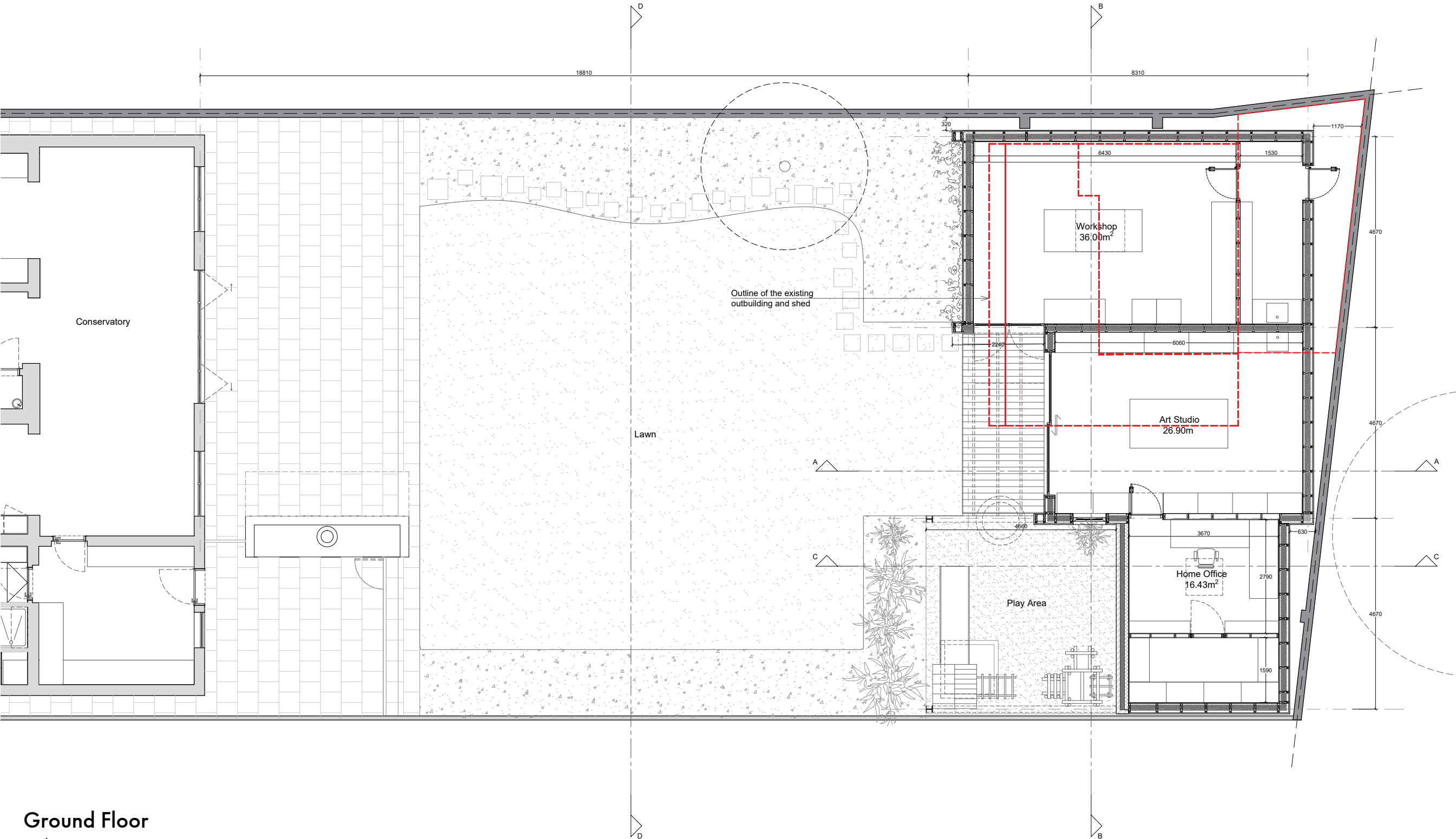
STEYN  STUDIO

Unit G1 | Lion Works | 55-57 Wallis Road  
London, E9 5UH  
mob: 07930808586 | tel: +44 (0) 20 323 90228  
email: info@steynstudio.com | web: steynstudio.com

PROJECT NAME	Garden Pavilion	
ADDRESS	3 Hilltop Road London, NW6 2QA	
DRAWING	Site plan	
DRAWING NO.	D   0   102   P1	
DATE	April 2022	
SCALE	1:200 @ A1	
DRAWN BY	CF	
CHECKED BY	CS	

D | 0 | 102

P1



Ground Floor  
Scale 1:50

**NOTES**

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. NO SCALING. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. ©

**KEY PLAN**

REV	DATE	COMMENT
P1	01.04.22	First Issue

**PLANNING**

**STEYN STUDIO**

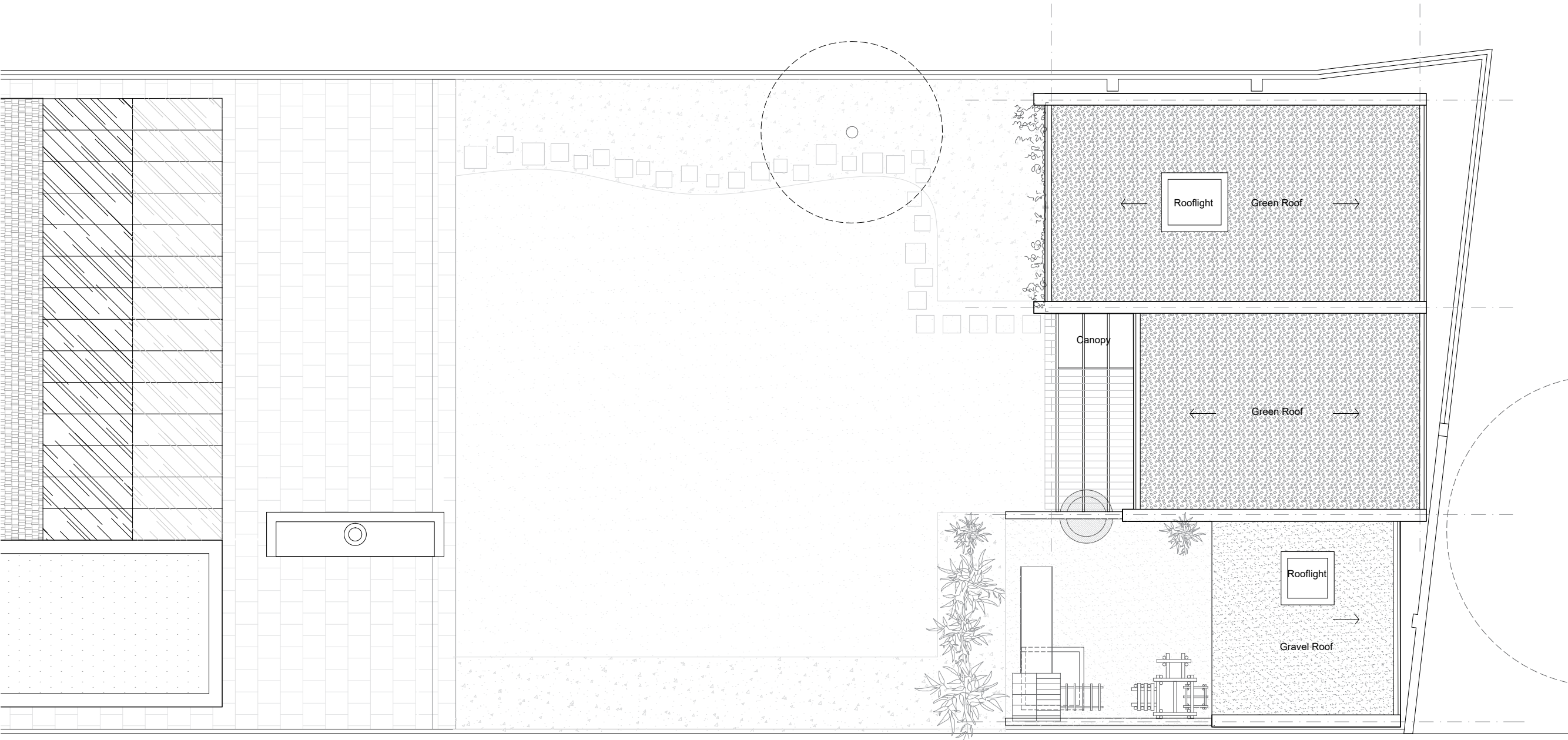
Unit G1 | Lion Works | 55-57 Walls Road  
London, E9 5JH  
mob: 07930808586 | tel: +44 (0) 20 323 90228  
email: info@steynstudio.com | web: steynstudio.com

<b>PROJECT NAME</b>	Garden Pavilion
<b>ADDRESS</b>	3 Hilltop Road London, NW62QA
<b>DRAWING</b>	Floor Plans
<b>DRAWING NO.</b>	D   0   100   P1
<b>DATE</b>	April 2022
<b>SCALE</b>	1:50 @ A1
<b>DRAWN BY</b>	CF
<b>CHECKED BY</b>	CS

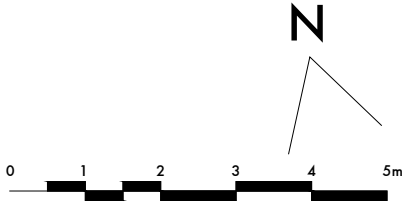
D | 0 | 100

P1





Roof plan  
Scale 1:50



**NOTES**

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. NO SCALING. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. ©

**KEY PLAN**

REV	DATE	COMMENT
P1	01.04.22	First Issue

**P L A N N I N G**

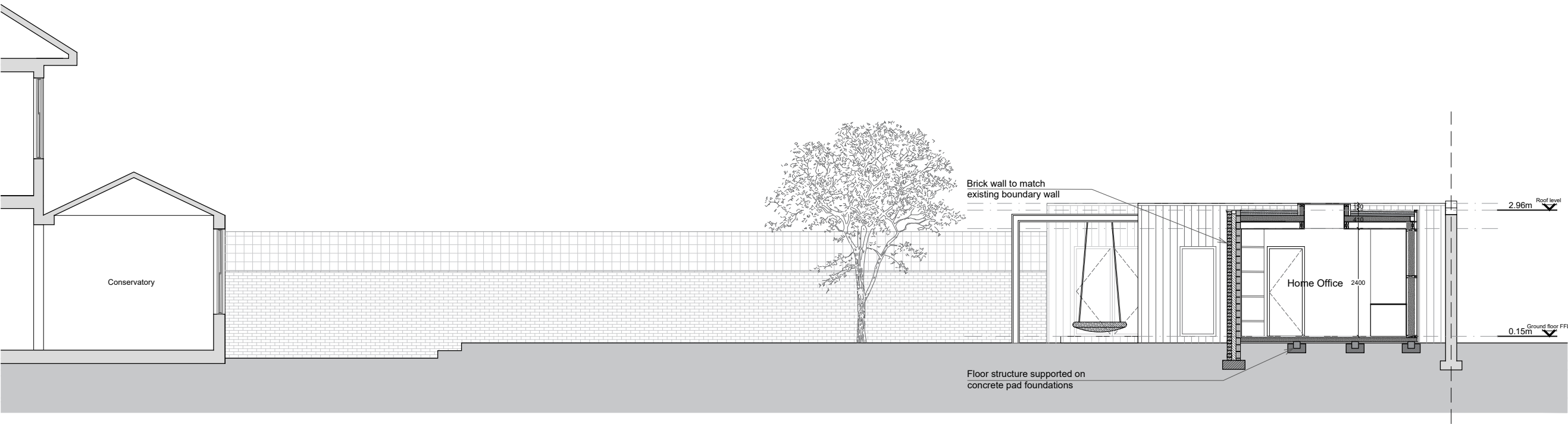
**STEYN STUDIO**

Unit G1 | Lion Works | 55-57 Wallis Road  
London, E9 5JH  
mob: 07930808586 | tel: +44 (0) 20 323 90228  
email: info@steynstudio.com | web: steynstudio.com

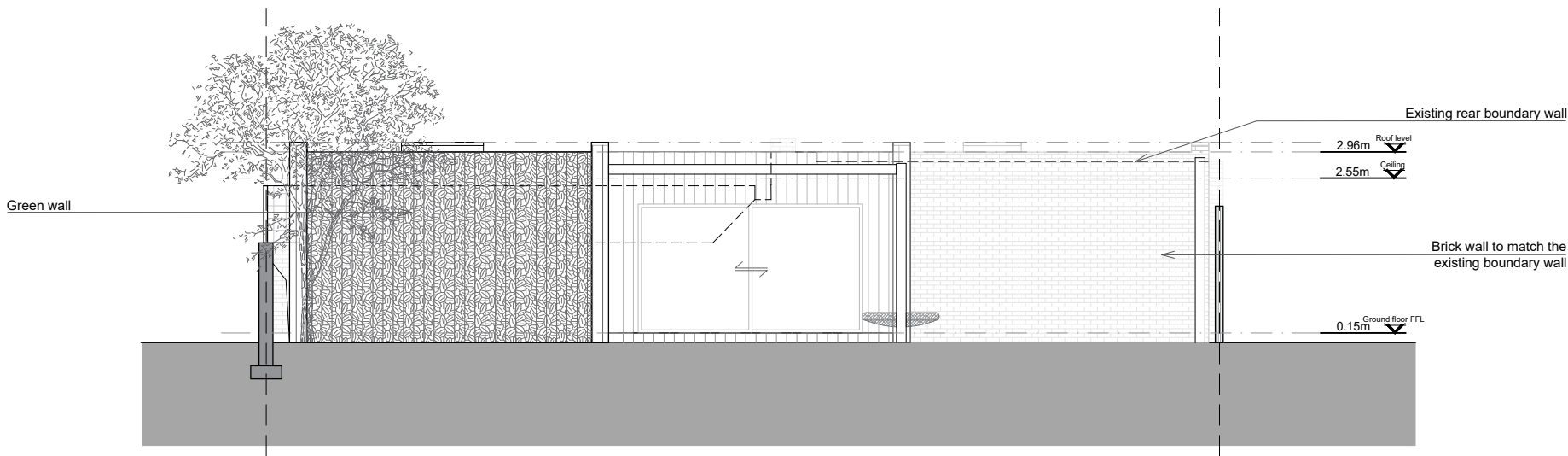
PROJECT NAME	Graden Pavilion
ADDRESS	3 Hilltop Road London, NW62QA
DRAWING	Roof plan
DRAWING NO.	D   0   101   P1
DATE	April 2022
SCALE	1:50 @ A1
DRAWN BY	CF
CHECKED BY	CS

D | 0 | 101

P1



Sectional Elevation C - C  
Scale 1:50



Elevation D - D  
Scale 1:50



NOTES  
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. NO SCALING. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT ©

KEY PLAN

REV	DATE	COMMENT
P1	01.04.22	First Issue

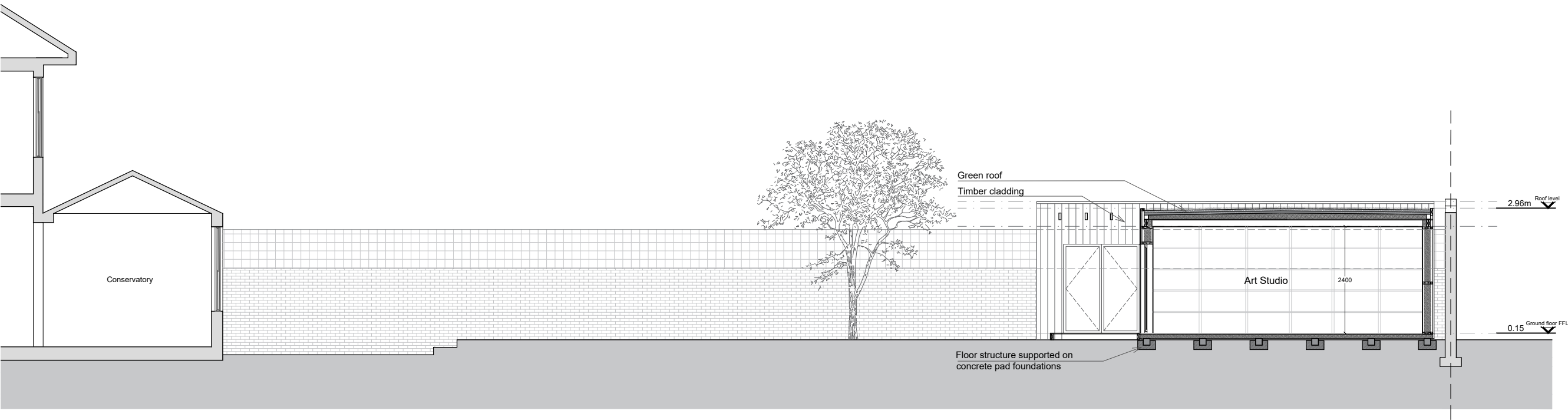
P L A N N I N G

STEYNSTUDIO

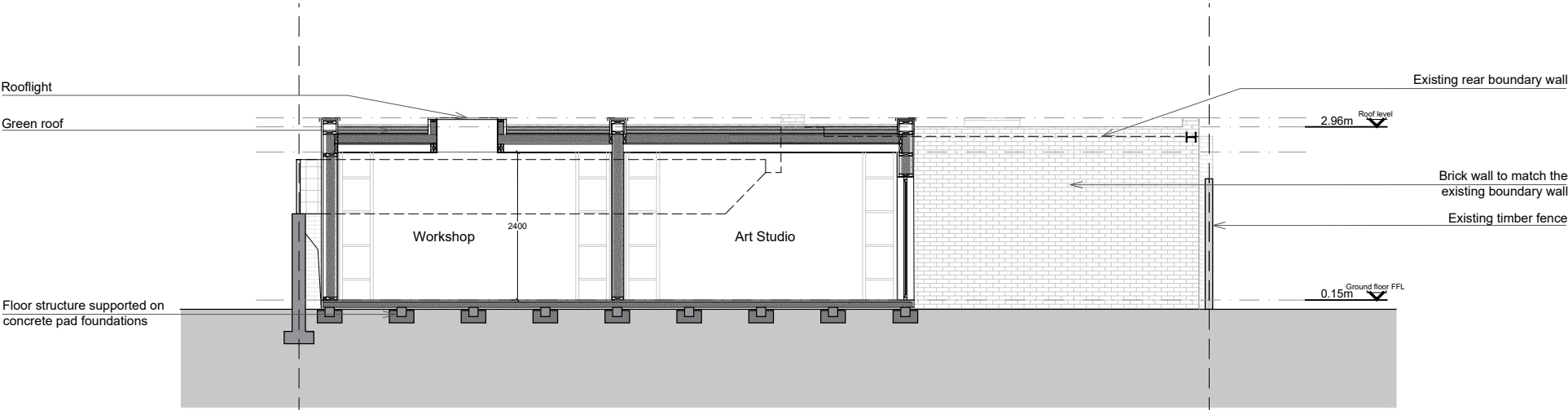
Unit G1 | Lion Works | 55-57 Wallis Road  
London, E9 5JH  
mob: 07930808586 | tel: +44 (0) 20 323 90228  
email: info@steynstudio.com | web: steynstudio.com

PROJECT NAME	Garden Pavilion
ADDRESS	3 Hilltop Road London, NW62QA
DRAWING	Elevations
DRAWING NO.	D   0   300   P1
DATE	April 2022
SCALE	1:50 @ A1
DRAWN BY	CF
CHECKED BY	CS

D   0   300	P1
-------------	----



Section A - A  
Scale 1:50



Section B - B  
Scale 1:50



NOTES  
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT  
OF WORK. NO SCALING. ANY DISCREPANCIES TO BE REPORTED TO THE  
ARCHITECT ©

KEY PLAN

REV	DATE	COMMENT
P1	01.04.22	First Issue

P L A N N I N G

STEYN STUDIO  
Unit G1 | Lion Works | 55-57 Wallis Road  
London, E9 5JH  
mob: 07930808586 | tel: +44 (0) 20 323 90228  
email: info@steynstudio.com | web: steynstudio.com

PROJECT NAME	Garden Pavilion
ADDRESS	3 Hilltop Road London, NW62QA
DRAWING	Sections
DRAWING NO.	D   0   200   P1
DATE	April 2022
SCALE	1:50 @ A1
DRAWN BY	CF
CHECKED BY	CS

D   0   200	P1
-------------	----



Thank You!

Tel | +44 (0) 20 323 90228

Email | [info@steynstudio.com](mailto:info@steynstudio.com)

Unit G1 | Lion Works | 55-57 Wallis Road | E9 5LH | London | UK

STEYN STUDIO

