

RoundRobin

studio



21B Arlington Rd

DESIGN & ACCESS STATEMENT

P2203

26 April 2022

Revision 01

RIBA 
Chartered Practice

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Document

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PROJECT DATA

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1 OVERVIEW

1.1 Proposal

This Design and Access Statement has been prepared to accompany the planning application for a garden studio at 21B Arlington Road.

This application seeks planning permission for a rear garden outbuilding, a lightweight construction garden office and storage, which will remain entirely ancillary to the dwelling house.

The proposed materials are to compliment the locality, to including natural timber cladding and complimentary hardwood framing for the double-glazed doors and windows of the studio.



Grade 1 Western Red Cedar TGV 1

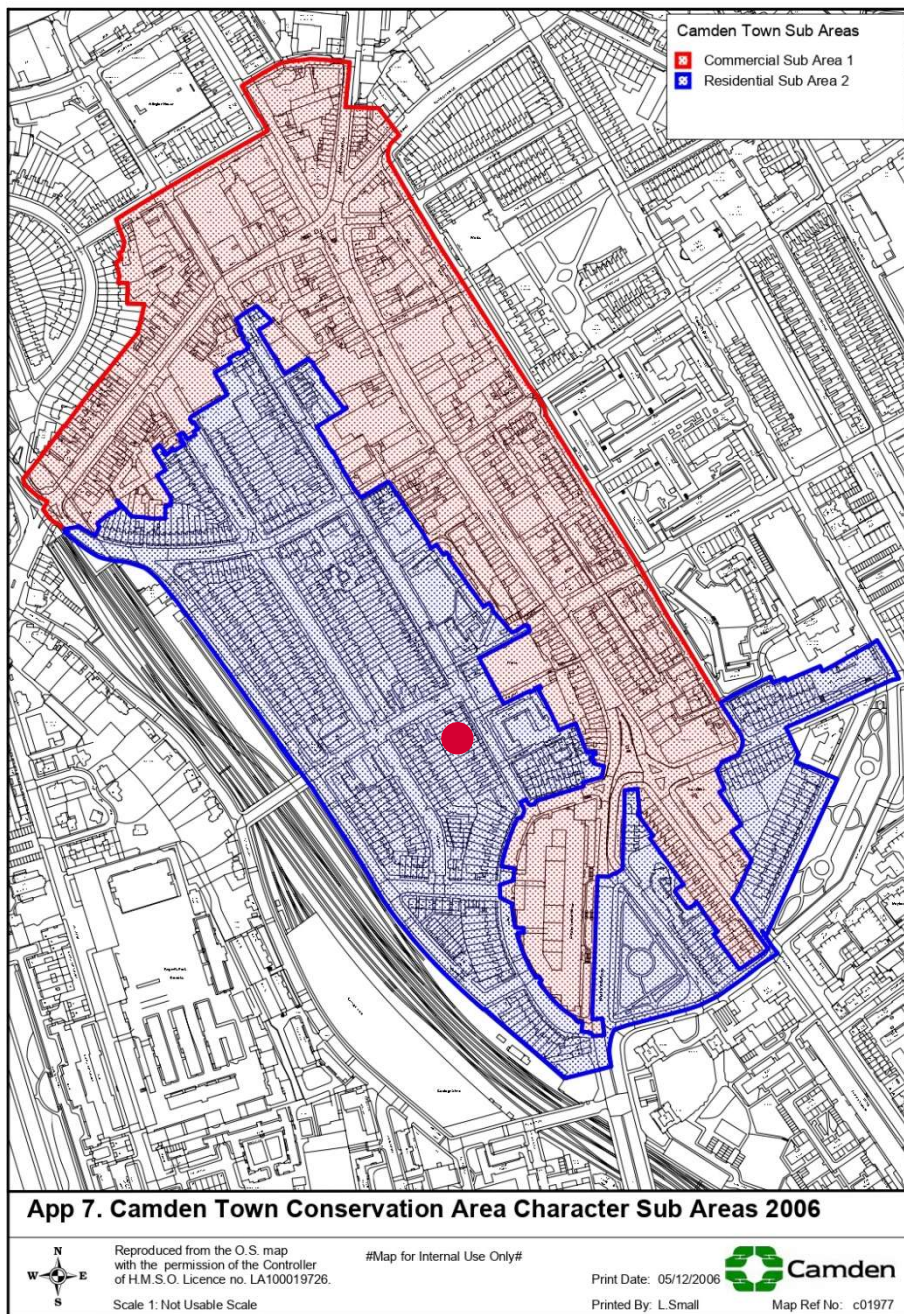


Hardwood frames to glazing 1

1.2 Site Description

The application site is located on the western side of Arlington Road, close to Mornington Crescent Tube Station. It is within the Camden Town Conservation Area.

The house is part of a complete terrace with houses smaller than those in neighbouring streets, consisting of three storeys on basements. Constructed from brick, they are stucco trimmed, and characterised by cast-iron balconets and spearhead railings around basement areas. The houses date from the 1820s to c 1840. Residential uses are interspersed with commercial uses spilling over from Camden High Street to the east. The property itself is split over two levels with garden access.

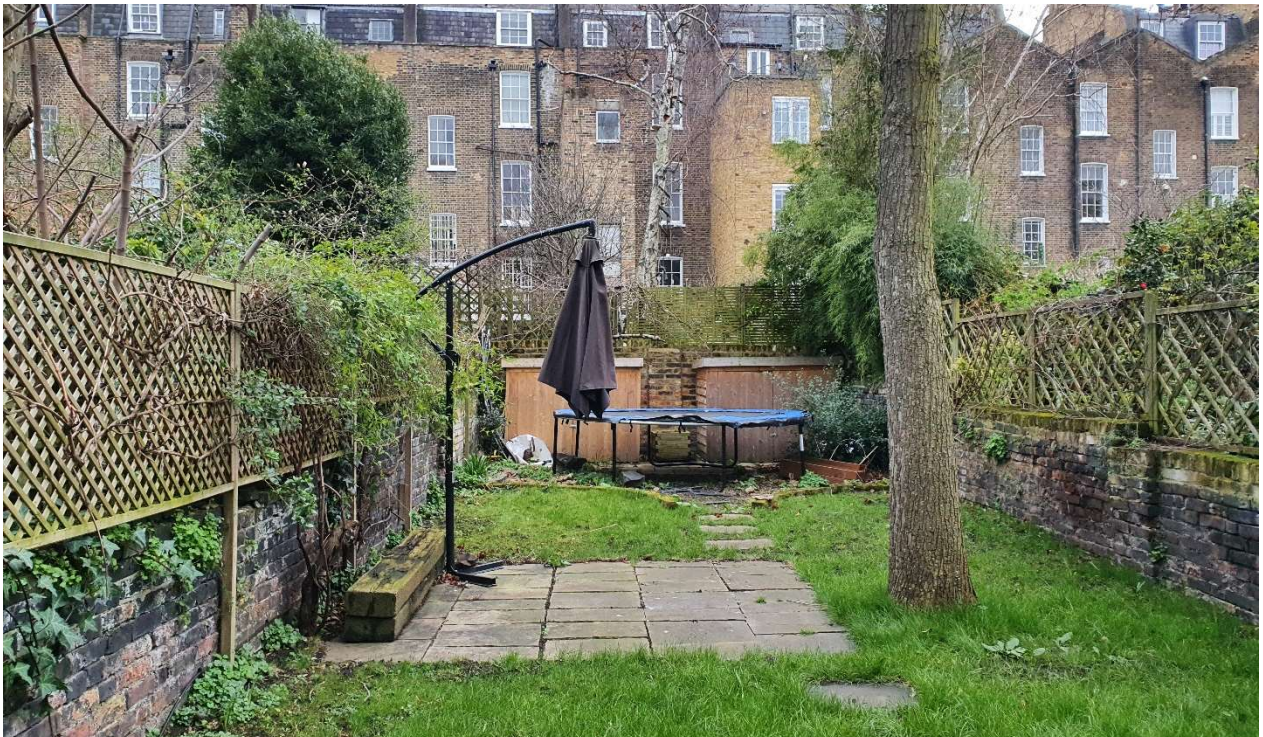


Camden Town CA Character Area 2

1.3 Site Photographs



21b Arlington Road (Street Frontage)



21b Arlington Road Garden (Looking West)



21b Arlington Road rear garden (facing main house)(looking East)

2 PLANNING

2.1 Planning Policies

The proposal takes into account the National Planning Policy Framework, The London Plan 2016 and the statutory policies in Camden Local Plan (adopted 2017), supplementary planning documents, planning briefs and other informal written guidance:

National Planning Policy Framework (published 2012, updated 2019)

Section 12 Achieving good design

London Plan 2016

3.4 Optimising housing potential
3.5 Quality & Design of Housing Developments
3.14 Existing Housing
7.1 Building London's Neighbourhoods and Communities
7.4 Local Character
7.6 Architecture
7.8 Heritage assets and archaeology
7.19 Biodiversity & Access to Nature
7.21 Trees & Woodland

Camden Local Plan 2017 (2021)

LP1 Design Quality and Local Character
LP2 Development and Amenity
LP4 Non Designated Heritage Assets
LP6 Archaeology
LP16 Housing design
CC3 Water and Flooding

Supplementary Planning Guidance and Documents

Camden Town Conservation Area Appraisal
London Borough of Camden Local Plan 2017 (D1 and D2)
Camden Planning Guidance: Trees – March 2019
Camden Planning Guidance: Biodiversity – March 2018
Camden Planning Guidance: Amenity – January 2021
Camden Planning Guidance: Water and Flooding – March 2019
Camden Planning Guidance: Amenity – January 2021
Camden Planning Guidance: Home Improvements – January 2021

2.2 Arlington Road Specific Planning Guidance

In developing the proposal, we consulted **Camden Town Conservation Area Appraisal** document as well as the relevant SPD guidance. We summarise below:

Industrial uses populate the east side of Arlington Road, particularly the northern end close to Parkway. Buildings between Delancey Street and Parkway have been converted to new uses, such as Nos 142-152, a solid early 20th century red brick electricity substation now used as a sports centre. No 122 is a stylish, renovated office building, with '1933' prominently inscribed on a wide pediment. The grade II listed No 104, a former tramway electrical transformer built in 1908 by the LCC, possibly to plans by the architect Vincent Harris, has recently been converted to a showroom for an architectural ironmongers. It has an austere classical street frontage in brick topped by a pediment. Behind, to the east of Arlington Road, a series of pedestrian alleys lead into the High Street, adding to the permeability of the neighbourhood, and giving access to a series of backland sites and infill developments: examples includes Underhill Passage, Pleasant Row, Mary Terrace, Miller Street and Symes Mews. (CTCAA)

Different parts of a building will have varying sensitivity to, and capacity for change. Garden studios or rear extensions can offer an opportunity to increase the capacity of a building, subject to environmental and engineering constraints.

Arlington Road has a significant number of rear extensions done in the area as well as a number of outbuildings. The proposed garden studio at the rear, together with the soft landscaped garden will therefore not be atypical to the character of the area. Maintaining a soft landscape in the rear garden **and the proposed green roof** will ensure the increase of water run-off is minimised, therefore not contributing to local flooding.

The flat roof and does not exceed the **total height of 2.8m**. The visual impact will be minimal due to the green roof and surrounding foliage. **Night blackout blinds are proposed to minimise light pollution.**

A full tree survey has been carried out to ensure the proposal avoids any impact on existing trees. The proposed scheme and its foundations are coordinated with Contractor and Tree specialist to ensure TPOs and RPAs are fully adhered to. The tree central to the site is a mature Sweet Chestnut

The site is located outside of the local flood risk zone identified in the **Camden Local Plan**. Camden experienced significant flooding in 1975 and 2002 and there is an increased probability of such events recurring as a result of climate change. Flooding and drought are key risks which require mitigation and adaptation.

The proposed garden studio will be equipped with a green roof. The integrated moisture retention fleece can store up to 5 litres of water per square metre. Any external decking will be open slatted to allow rain water to pass through and drain into the ground (as per Camden's recommendation).

Habitation

Camden Council does not allow habitable rooms for self contained basement flats and other underground structures. The proposed garden studio is not an underground structure. Local Plan policy CC3 requires all developments to be designed to be water efficient and to minimise the need for further water infrastructure. The proposed garden studio does not require to be connected to the existing water infrastructure.

In line with policies A2/A3 of the Local Plan and the Home Improvements – Camden Planning Guidance (Jan 2021) we propose that the garden studio is equipped with a **Green Roof**. The proposed system is a Enviromat Sedum Blanket, a sedum mat product developed for use directly over the waterproofing system without the need for a secondary substrate growing medium, making it a very light all in one sedum system, with minimum impact on structural sizing. It comprises mature sedum on 20mm of extensive substrate and incorporates a multifunctional water retention and filter layer. The system is suitable for both new build construction and retrofit refurbishment projects.

An intensive green roof will require the regular maintenance associated with the planting scheme and landscape design, whereas an extensive green roof will need only minimal maintenance to ensure that any unwanted species do not become established. The proposed system is an extensive one, thus requiring only two inspections a year, in spring and autumn, to ensure that the outlets are maintained.

This maintenance work is undertaken by experienced engineers who will carry out the necessary risk assessments and comply with all current health and safety legislation throughout the duration of the work.

- Fertilising – application of a granular, organic slowrelease fertiliser is essential to provide the plants with nutrients enabling them to become hardy enough to resist extreme cold, heat and drought.
- Debris – removal of all debris and leaves from the roof surface, rainwater outlets, chutes and gutters.
- Plant encroachment – removing excess vegetation that is encroaching into areas surrounding rainwater outlets, walkways, pebble barriers, gutters etc.
- Weeding – removal of unwanted vegetation, especially saplings etc either by hand or using a 'weed wipe'.
- Repairing bare patches – once weeding has occurred, bare patches can remain which are covered using remaining sedum vegetation from cuttings.
- Monitoring colour and growth – the vegetation will naturally change colour depending upon the time of year and prevailing weather conditions. Monitoring growth vigour and colour will identify how healthy the vegetation is or if it needs additional support.
- Vegetation barrier – Clear the pebble margin of leaves and organic matter, remove unwanted vegetation. n Promenade tiles or paving slabs – ensuring they are in good condition and secure in their original position.
- Rainwater pipes – free from blockages to enable water to flow freely through them.

Establishment Watering Requirements: Enviromat uses drought-tolerant plants the require only occasional watering during long spells of dry weather.

Fertilizer - Enviromat Blankets are grown in a shallow growing medium which contains very little nutrient, so the annual application of fertiliser is crucial to ensure that the plants remain healthy. Fertiliser should ideally be applied during March/April, as it helps the plants to prepare for extreme weather conditions and flowering whilst also allowing the different species to gain sufficient nutrients without competing against each other.

It is recommended that the fertiliser is lightly 'watered in' immediately after application, to avoid "burning" of the foliage, which may occur if fertilizer pellets settle on the leaves. Dung-based organic fertilizers should be avoided.

A mixture of *sedum species*, some mosses and grasses, the proposed green roof is a selection of native Sedum species: Sedum Album, Ellacombianum, Floriferum, Hybridum, Montanum, Kamtchaticum, Oreganum.

2.3 Planning History

The following planning applications have been made for 21 Arlington Road:

App Number	Proposal	Status	Decision
2017/5008/T	Notification of Intended Works to Tree(s) in a Conservation Area. 1 x Chestnut - Raise crown by 1-2 meters, general trimming on all the tree of up to 30%.	No Objection to Works to Tree(s) in CA	10/10/2017

2.4 Planning Precedents

The following similar planning application have been made in the Camden Town Conservation Area:

App Number	Address	Proposal	Status	Decision
2020/3449/P	Flat B 79 Arlington Road London NW1 7ES	Erection of outbuilding in the rear garden, with green roof and decking in front, following demolition of existing shed.	Granted	22/12/2020

3 DEVELOPMENT PRINCIPLE & IMPACT ASSESSMENT

3.1 Principle of Land Use

The site is already in residential use and therefore, from a land use principle, there would be no change to use. The proposal aims to enhance the amenity and garden enjoyment of the ground floor flat.

The proposed garden studio will be used primarily as a home office with dedicated office storage and a tool storage unit, accessed separately.

3.2 Design & Impact upon Character and Appearance of the Surrounding Area

The proposed studio will have minimal impact on the amenity of neighbours, the local biodiversity and it does not detract from the generally “soft” and green nature of the character area.

The studio size will not exceed 18 sqm and will remain visually subordinate to the rear of the garden. The footprint **amounts to less than 18% of the total rear garden area**. The building will be respectful of existing trees i.e. the Sweet Chestnut on site or the Birch on the neighbouring site. Its design and positioning will minimise the impact of other surrounding trees and their roots.

The materials being used, such as the Western Red Cedar will complement the local environment due to the natural looking finish.

The flat roof will enable any potential future sustainable systems to be installed, such as further insulating green roof, as well as possibly hosting a series of solar panels, subject to future planning applications.

The proposed design will receive adequate daylight, as a series of floor to ceiling height doors, as well as a large window are introduced.

3.3 Impact upon Residential Amenity

The garden studio height will not exceed 2.8m and will sit discretely in the back-garden, maintaining visibility over existing garden fences / walls. Due to the nature of the development, this will not have any impact at street level. The proposed outbuilding will complement the main building to provide usable space away from the building while not endangering the surrounding amenities through overlooking, overshadowing, light spilling or noise.

The proposal would have no harmful impact on the residential amenity of neighbouring occupiers.

4 HERITAGE STATEMENT

4.1 Listed Building Status

NUMBERS 3-31 AND RAILINGS TO NUMBERS 15 AND 21, 3-31, ARLINGTON ROAD

Grade: II

Listing NGR: TQ2904683401

“Terrace of 15 houses, one with contemporary shopfront. 1840s. Stock brick with rendered ground floor and projecting bands, parapets and architrave surrounds, slate roof with party wall stacks. 2 windows wide with door to left, 3 storeys and basements. All windows with glazing bar sashes in moulded architrave surrounds, those to first floor with cast-iron balconies with crossed spear decoration. Rendered parapets to Nos 11 and 23-31. Doors with moulded doorcases and console bracket porches. Patterned panelled doors to Nos 15-23; long rectangular panelled doors to Nos 5-13, 29-31; all windows with square toplights, decorated with tracery to Nos 5, 15, 27-31. No.31 also with door on right return, where original shopfront remains; this now in office use. Nos 3, 13 and 21 with mansard roofs not of interest. INTERIORS not inspected. SUBSIDIARY FEATURES: cast-iron railings survive to Nos 15 and 21.”

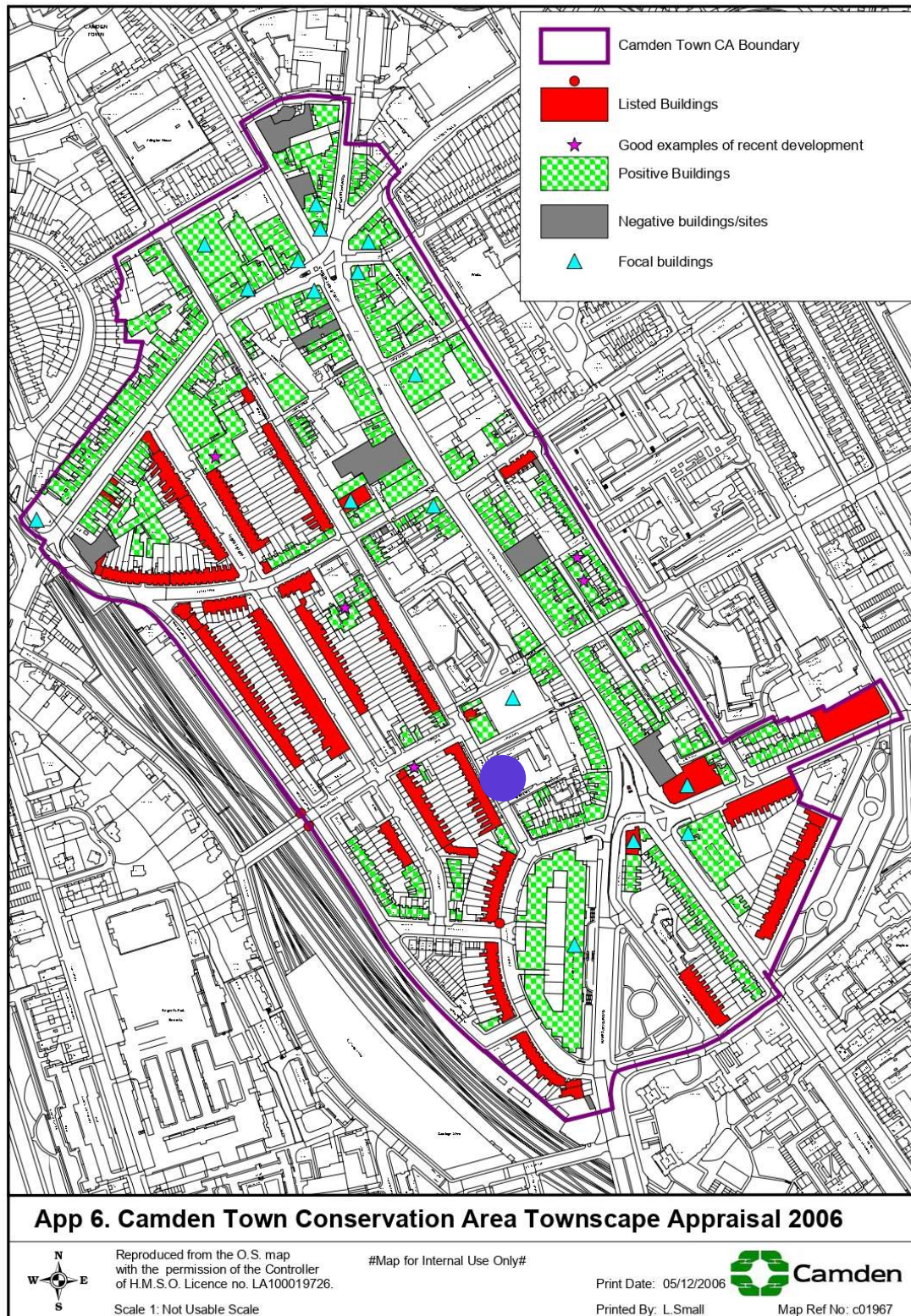
4.2 The Proposal

The proposed garden studio would be situated to the rear of the garden, approximately 17m from the original rear façade of the main dwelling house. The studio would not be visible from the street.

4.3 Visual Impact

The use of appropriate surface materials aims to complement the existing urban fabric and mitigate any visual impact. The use of natural timber and a green sedum roof will allow the garden studio to sit comfortably in its surroundings and the restricted height will minimise the visual impact on neighbouring properties. The studio does not cause any issues of overlooking, nor does it impinge on existing views. The building of the studio does not require the destruction of mature trees and takes into account the RPA designated by the Tree specialist.

The proposed garden studio would not negatively impact the special architectural or historic interest of the property as described in the listing above.



5 CONCLUSIONS

This proposed outbuilding as a garden studio and landscape works would provide an enhanced accommodation standard for the current occupiers and it would not have any impact on the individual neighbouring amenities around 21 Arlington Road. Furthermore, the development is informed by and respectful towards the existing trees on site.

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