

## **DESIGN, ACCESS & HERITAGE STATEMENT**

**Site Address:** 28A Falkland Road, London, NW5 2PX

**Proposal:** Erection of a detached timber outbuilding

**Introduction:** The applicant seeks to erect a timber garden building in the rear garden which will be used as a home office, the use of which will be incidental to enjoyment of the main dwelling house.

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### **Introduction**

In line with the guidance contained in the National Planning Policy Framework (NPPF), this statement describes the significance of the relevant 'heritage asset' affected by the proposed development and assesses any potential impacts caused by the development. The heritage asset in this case is Kentish Town Conservation Area.

This document supports the proposal outlined in the Planning Application for the installation of a timber outbuilding in the rear garden of the above property.

### **Designation Summary:**

The Kentish Town Conservation Area has at its core the village of Kentish Town located in the old parish of St Pancras. The village settlement can still be perceived in the remaining eighteenth and early nineteenth century core.

Kentish Town is primarily a residential area, and the buildings are typically brick; three storeys facing the Road with narrow or no forecourts. Originally homes in the Kentish Town area were built as a retreat from the flooding Fleet River, and then the rural setting was consumed by the metropolis in the later nineteenth century.

Local landmarks include the red brick former sorting office in Leighton Road and the Assembly House at the corner with Kentish Town Road.

The Kentish Town Conservation area views are at a domestic scale, typically showing the variety of nineteenth century domestic architecture at a scale of two to four storeys high. The western end of the area falls within the protected views from Parliament Hill to St Paul's Cathedral.

28A Falkland Road is in Camden, London. The local residential area consists predominantly of terraced houses, flats and maisonettes.

Responsibility for Planning Permission lies with Camden Borough Council.

The property is a shared freehold flat within a pleasant location and the applicant has been mindful to maintain the architectural nature of nearby properties with an attractive garden room with a stylish Key Studio.

*Aerial view of site, proposed building in red*



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### **Effect of the proposal on the character & appearance of the Conservation Area:**

The new building will be located in the rear garden and will not be visible from the road.

Views of the proposed Garden Studio from beyond the property boundary are limited due to its' location at the bottom of the property garden and the trees and greenery which surrounds the boundary of the property. As such, visibility from neighbouring properties will also be restricted.

The building is predominantly timber throughout which is generally viewed as conservation friendly. The use of non-recyclable materials such as Aluminium and EDPM rubber has been limited as far as possible.

The new building will not block any light, it will not impact any rights of way or access to this or any other properties.

Consequently, it is considered that the proposed structure will have little or no impact on the character and appearance of the Conservation Area and at least preserves its special interest.



*Front elevation of main property*



*Street scene*



*Rear elevation of main house*



*Computer generated image to confirm location of garden room only (not correct design or to scale)*

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### **Design of the building – Scale, Bulk, Design Approach:**

Designed and manufactured in Suffolk, the proposed outbuilding has been sensitively and proportionately designed to ensure that it is in-keeping with the scale of the garden and surrounding structures. It is not considered to unduly dominate the garden, indeed the garden office is modest in size and views of the structure will be mostly hidden by existing fencing and shrubbery growth, so not clearly visible from public view. The building is clad in Red Cedar which is left to weather down naturally over time with a sun-bleaching effect that will blend naturally with the surroundings.

**Range & Size:** Key Studio - 3.7m x 2.6m

**Internal measurements** 3704mm x 2633mm (9.8sq metres)  
Ceiling height of 2085mm at the highest point

**External measurements** 3874mm x 2803mm  
Roof height of 2478mm

Access to the building is via a simple set of glazed double doors.

**Walls:** Elevated and insulated floor on 150mm joists with T&G flooring over. All external walls are clad in Thermowood which is left untreated to weather naturally. Long-life (Flood) coating is applied to all other exterior timber surfaces. 15mm MDF substrate internal walls and ceiling with white silk finish. 40mm - 45mm foil faced polyisocyanurate insulation is used throughout all walls, ceiling & floor. EXTERIOR CHASSIS COLOUR = WHITE

**Windows:** Anthracite Grey Aluminium exterior with white interior windows throughout. Double glazed with low-e coating. 28mm sealed units, night vent, key operated window locks with multipoint locking. Friction stay hinges.

**Doors:** Double doors. Anthracite Grey Aluminium exterior with white interior. Double glazed with toughened glass 28mm sealed units. Multipoint Locking. Right leaf as master opening outwards.

**Roof:** Contemporary monopitch roofline with BLACK fascia. EDPM finish on heavy-duty OSB substrate. Guttering fixed to rear with downpipes positioned to ground.

**Previously installed example:**

*for reference only - does not reflect the size or spec of building in this application*



**Computer generated image:**  
*to specification*



All SMART buildings are modular which means that they can be installed on site in a matter of just a few days, rather than weeks.

All SMART buildings can be deconstructed and moved and are therefore not considered as permanent structures.

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## Rainwater Mitigation

The garden room is going to be sited upon galvanised steel ground screws.

The top of the screws will be installed flush to the ground level as indicated in the image, and the garden building will therefore be sited above ground level.



The interior floor of the garden building is raised so the only part of the building that will be sited on the ground will be the base plinth.



The garden building will be installed with guttering to the rear with a downpipe, which will be fed into a water butt, as indicated in the image below.

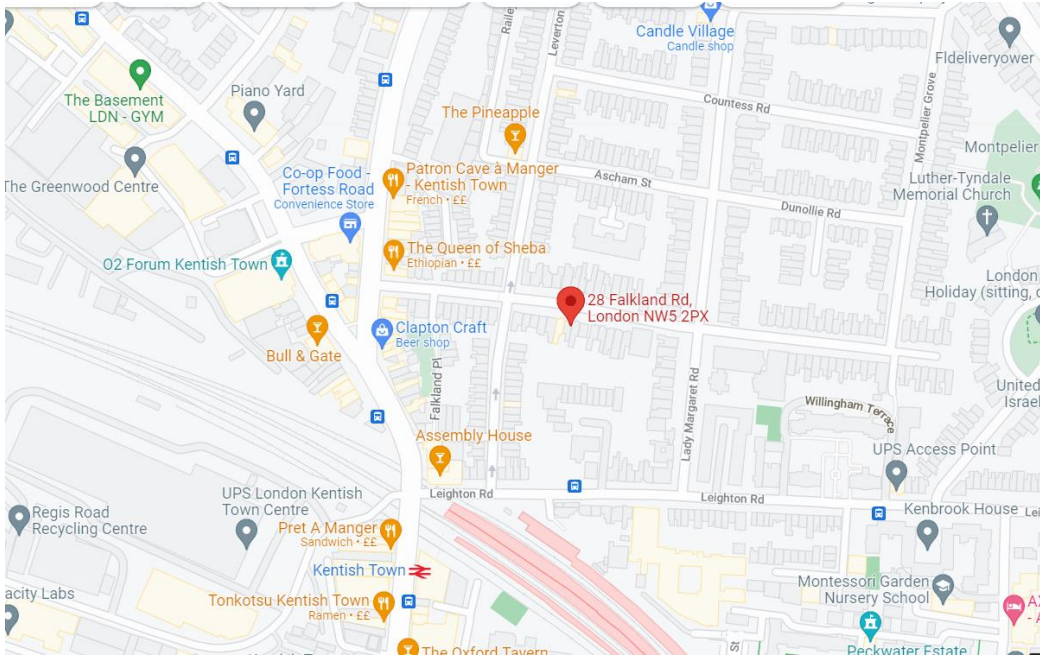
*NB: Images for example only.*

If the council wishes, the customer can run the downpipe into a soakaway under the ground.

Therefore, the installation of this garden building should not cause any concerns in terms of rainwater dispersion.

## Amenity of neighbouring occupiers:

The modest size, height and outlook of the structure prevent it giving rise to any residential amenity concerns in relation to privacy, overlooking or daylight and sunlight. The property boundaries consist of substantial greenery which frames the rear garden. The structure is therefore considered to be acceptable with regards to the amenity of neighbouring occupiers.



Most of the neighbouring properties have installed outbuildings in their rear gardens, of different sizes, heights and designs. The structure is therefore considered to be acceptable with regards to the amenity of neighbouring occupiers.

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**Conclusion:**

The proposed garden room will be used as a garden office, allowing the applicant the flexibility to work from home as and when the need arises, independently to the main house.

The structure has been carefully designed to respect the character, form, scale, and materials of the property and surrounding area.

Due to its unique design, it will provide a visually stunning outbuilding available to the applicant for all year round.

It is therefore considered that the proposal will have no harmful effect on the character and appearance of The Kentish Town Conservation Area, which will be preserved.

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