DESIGN, ACCESS & HERITAGE STATEMENT

Site Address: Garden Flat, 39 Rosslyn Hill, London, NW3 5UJ

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 leisure space; the use of which will be incidental to enjoyment of the main dwelling house.

Introduction:

In line with the guidance contained in the National Planning Policy Framework (NPPF), this section describes the significance of the relevant 'heritage asset' affected by the proposed development and assesses any potential impacts of the development on the significance of this heritage asset.

The heritage asset in this case is the Fitzjohns/Netherhall Conservation Area.

39 Rosslyn Hill located within the Fitzjohns/Netherhall Conservation Area.

Designation Summary:

Rosslyn Hill is residential street in Camden London, which is predominantly flats, which is common in inner cities. The property is within a pleasant location and the applicant has been mindful to respect the architectural nature of nearby properties with a stylish Evolve Garden room with its viewline roof and contemporary style.

Responsibility for Planning Permission lies with Camden Council.

Rosslyn Hill is located within the Fitzjohns/Netherhall Conservation Area.

Fitzjohns/Netherhall Conservation Area is located in the far north of Camden and encloses an area of Hampstead, to the northeast of Finchley Road. The area is mainly suburban in character, with Fitzjohn Avenue as a focus. The area was designated in 1984 and then extended in 1988, 1991 and 2001. The area is flanked by other conservation areas.

The general layout and landscape character create a green and leafy character. This is based on properties with front and rear gardens, with trees and hedges.

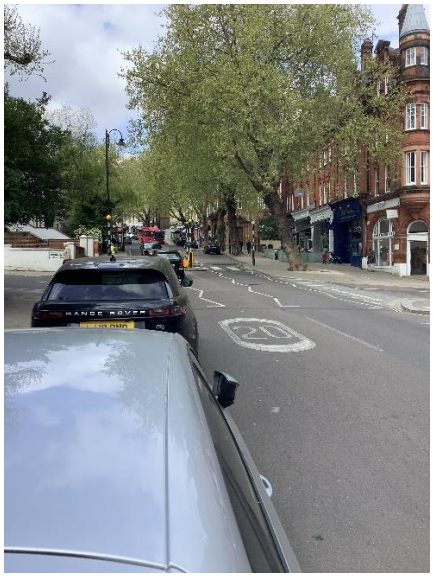
The townscape character of the area is closely related to its landscape infrastructure, with buildings set-back behind modest front gardens (usually only a few metres deep). This provides a townscape coherence to the area based on set-back building frontages, despite the differing scales, heights and massing of buildings. Buildings of all ages tend to reflect a similar set-back, though there are variations.

Aerial view of site, proposed building in red

Effect of the proposal on the character & appearance of the area:

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

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



Street scene

Front elevation of main property

Rear elevation of main house

Proposed build site (rear garden)

Computer generated image of proposed garden room (not to scale)

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

Designed and manufactured in Suffolk, the building has a low-key design to blend in with its surroundings and will be thoroughly in keeping with the property and the area.

Range & Size: EVOLVE - 5.3m x 3.7m

Internal measurements 5330mm x 3704mm (19.74sq metres)
Ceiling height of 2475mm at the highest point.

External measurements 5500mm x 3874mm
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. External walls are clad in external grade MDF and all timbers are stained and fully treated with long-life (Flood) wall coating. 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 COLOUR = GREY
Windows:	Anthracite Grey UPVC 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 UPVC exterior with white interior. Double glazed with toughened glass 28mm sealed units. Multipoint Locking. Right leaf as master opening outwards.
Roof:	Contemporary extended view line roofline with ANTHRACITE GREY fascia. EDPM finish on heavy-duty OSB substrate with a front overhang of 415mm.

Previously installed example:
for reference only and does not reflect the size of building in this application

Computer generated image:
to specification but not to scale

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.

Rainwater Mitigation

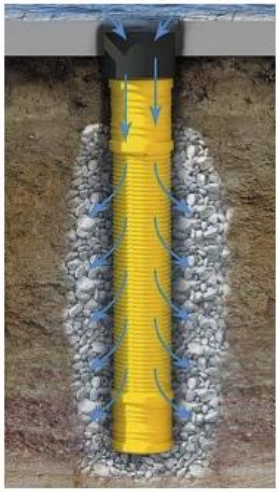
The garden room is going to be sited upon galvanised steel ground screws.

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 garden building will be installed with guttering to the rear with a soakaway, as indicated in image below.

SMART will dig or drill a hole into the ground and place a soak away drain below the ground level.

This will be backfilled with gravel as indicated in the images below:

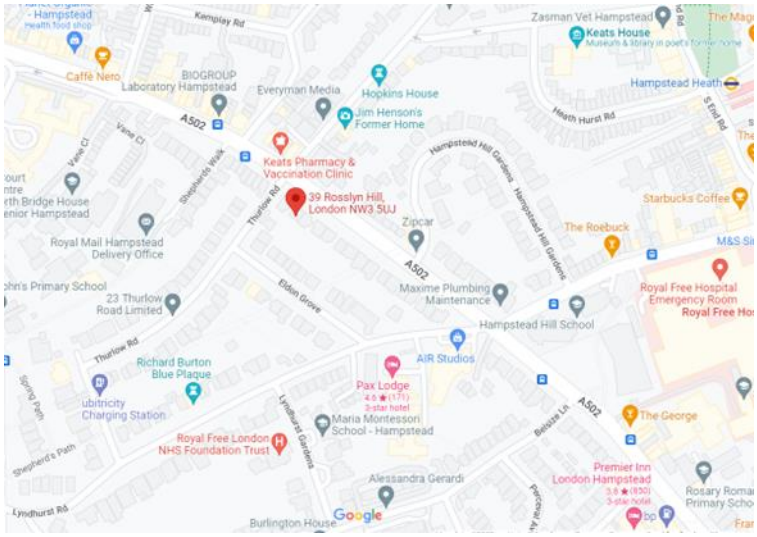


Therefore, the installation of this garden building should not cause any concerns in terms of rainwater dispersion.

Amenity of neighbouring occupiers:

The 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 rear garden is bordered by fencing and brick walls on all sides, where the established trees and substantial shrubbery shield the site from view. The proposed build has been carefully designed to only include windows to the front maintain privacy from any overlooking buildings.



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.

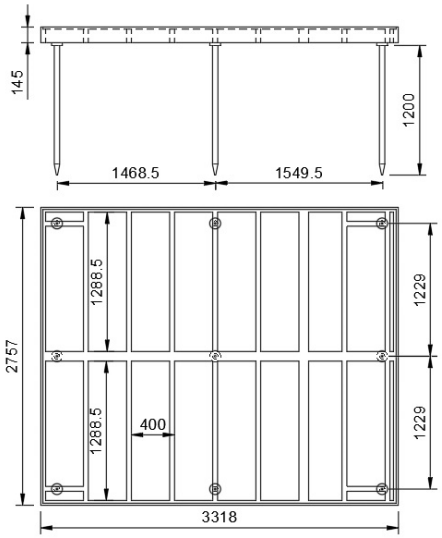
Effect on trees and landscape / Biodiversity:

The proposal of this small and well-designed ancillary garden structure has no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.

The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation, especially tree roots.

Screws are placed at approx. 1.5m apart.

NB: This is for reference only and does not reflect the size of building in this application.



Conclusion:

The proposed garden room will provide an impressive leisure space in the garden of the property providing additional useable space, 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 Fitzjohns/Netherhall guidelines, which will be preserved. Nor is it considered to adversely affect the setting of nearby listed buildings.