

Design and Access + Heritage + Fire Statement

For Proposed Garden Room At:

Garden Flat 34C Parkhill Road London NW3 27P

Introduction: This document has been prepared to support the Planning Application for the proposed garden room at the above property and should be read in conjunction with drawing nos. 22238-01 + 10

Site Details: The Garden Flat / 34C is located to the eastern side of Park Hill Road with the rear garden facing East.

The surrounding area is residential in character.



Aerial photograph of the application site

Relevant Planning History: There is no relevant planning history for 34C

Proposal: It is proposed to relocate an existing children's playhouse and construct a single storey garden room.

Rev. -

Location / Use / Size / Massing / Materials etc :

- i. The garden room will be located adjacent to the eastern boundary of the rear garden.
- ii. The building will provide a home gym with a modest wc and shower and space from which the garden can also be enjoyed year-round.
- iii. The proposed garden room has a footprint of 18.0sqm.
- iv. Is located to take advantage of existing boundary treatments.
- v. Materials: The building is constructed using “SIPs” ((Structurally Insulate Panels). This method of construction provides a high thermal performance. The garden room will achieve a thermal performance in excess of those currently required to meet Part “L” of the Building Regulations.
- vi. Externally the front elevation and left flank elevations will be finished with kiln dried Larch cladding.

The rear and right flank elevations will be finished with Grey “Weathershield” paint.

The roof will be finished with a slate coloured EPDM single-ply roof

The doors and windows are grey / anthracite coloured aluminium frames fitted with high-performance double-glazed units.

Sustainability: The proposed building uses a “Modern Method of Construction” that provides a high level of thermal performance. The proposed “ground screw” foundations avoids the need for invasive traditional / strip foundations.

Trees: Trees within falling distance of the proposed garden room are shown on drawing no. 22238-01.

Additionally an Arboricultural Impact Assessment and Method Statement has been submit to support this application

The proposed foundation system uses “ground screws” and does not require traditional strip / trench digging.

Rev. -

Flood Risk assessment: The application site is within an area designated as being a Flood Risk Zone 1.

CIL Liability: The building will not be liable for a CIL charge.

Access and Parking: The existing access and parking arrangements will be maintained.

Refuse and Recycling: The facilities in the host dwelling will be used.

Foul and Surface Water: The surface water will be collected and stored in a water butt for future use in the garden. Foul water will be discharged into the existing sewer system.

Residential Amenity + Privacy: Being located to the rear of property the garden room would not be visible from street.

The location and height of the proposed outbuilding mean there will not be an unacceptable impact on daylight / outlook etc to habitable rooms of neighbouring properties. The height is appropriate and will not appear overbearing to users of neighbouring back gardens.

Heritage Assessment: 34C is located within the "Parkhill and Upper Park" Conservation Area.

The following is taken from the Camden Council Conservation Area Character Appraisal dated July 2011:

"Parkhill and Upper Park Conservation Area is part of the nineteenth century London suburb of Belsize, running along the east side of Haverstock Hill. The area is defined by the busy, urban nature of Haverstock Hill and the quiet residential streets that branch from it"

The Conservation Area Appraisal says no. 34 make(s) a neutral contribution to the Conservation Area.

The location, scale and appearance of the proposal have been designed to ensure that the host dwelling, neighbour properties and the wider street scene in the locality are respected.

The proposal does will not make any alteration to or have impact upon the front elevation of the property.

Assessment of the proposals: The proposed garden room:

- i. is ancillary to the dwelling

Rev. -

- ii. is located to take existing boundary treatments
- iii. is sized to respect the setting and location

The proposed building is modest in scale and located such that it would not materially harm the character / appearance of the host dwelling, adjacent houses, the street scene and / or the wider Conservation Area.

The garden room will have no visual impact on the street scene and be visually subordinate to the host garden and building, and be made of materials to complement its garden setting.

Due to its modest size, it would not detract from the open character and garden amenity of neighbouring gardens and wider Conservation Area.

Fire Statement: The proposed works to the garden area are classed as a “minor development” and will not change or increase the risk of fire within the building as it is separated from the main building.

A Smoke Alarm will be installed in the Garden Room.

The proposed escape route will always be unobstructed.

Materials used on the development will be certified to the latest standards and fit for purpose in accordance with Building Regulations.

Access for emergency services will not be altered as a result of these works.

Fire escape routes in / for the entire building will not be blocked as a result of this Garden Room.

The escape route in case of fire will be the entrance door which leads to the garden.

Rev. -