DESIGN, ACCESS & HERITAGE STATEMENT

Site Address: 51a Primrose Gardens, London, NW3 4UL

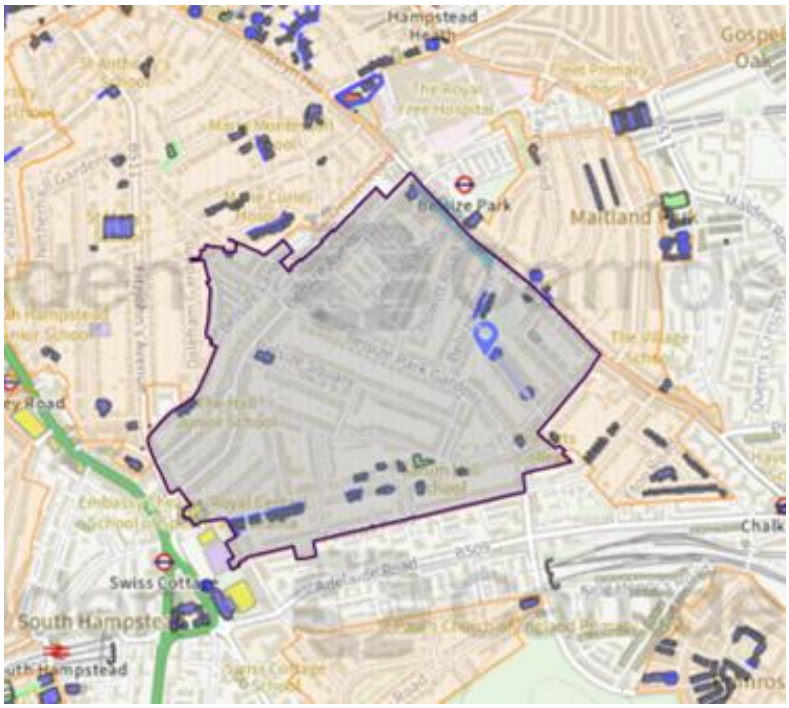
Proposal: Erection of a detached timber outbuilding

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 conservation area of Belsize.



Primrose Gardens withing the Belsize Conservation Area.

Designation Summary:

Primrose Gardens is residential street in Camden, Northwest London. The area is predominantly made up of terraced properties.

Responsibility for Planning Permission lies with Camden Council.

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 contemporary hidden roofline.

The area is mainly residential and includes an abundance of distinctive architecture, particularly from the Victorian period, in wide tree lined roads. Most of the residents live in flats, either converted or purpose built. Most of Belsize is within the Belsize Conservation Area (CA), the Parkhill and Upper Park Conservation Area and parts of the Fitzjohns-Netherhall Conservation Area.

In March 1973 the Borough's Planning and Communication Committee agreed the designation of the Belsize Park Conservation Area subject to consultation. The area was centred on Belsize Park, Belsize Park Gardens and Belsize Village. The report to Committee stated: Belsize Park is an area of large scale, imposing semi-detached Victorian Villas of distinct yet uniform appearance. They show elaborate and consistent architectural detail and within the designated boundary there is little to detract from the unity of appearance. Belsize Village is also an area of considerable charm, the particular character of the village being one of the main justifications for designation.

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.

Front elevation of main property

Street Scene

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 - 3.2 x 2.1m

Internal measurements 3188mm x 2117mm (6.75sq metres)
Ceiling height of 2075mm at the highest point

External measurements 3358mm x 2287mm
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 hidden roofline with BLACK 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.

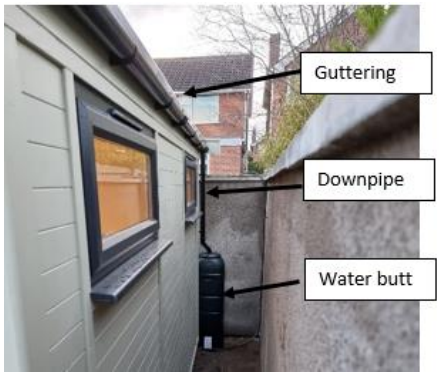
All SMART buildings can be deconstructed and moved and are therefore not considered as permanent structures.

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 downpipe, which will be fed into a water butt, as indicated in the image below.

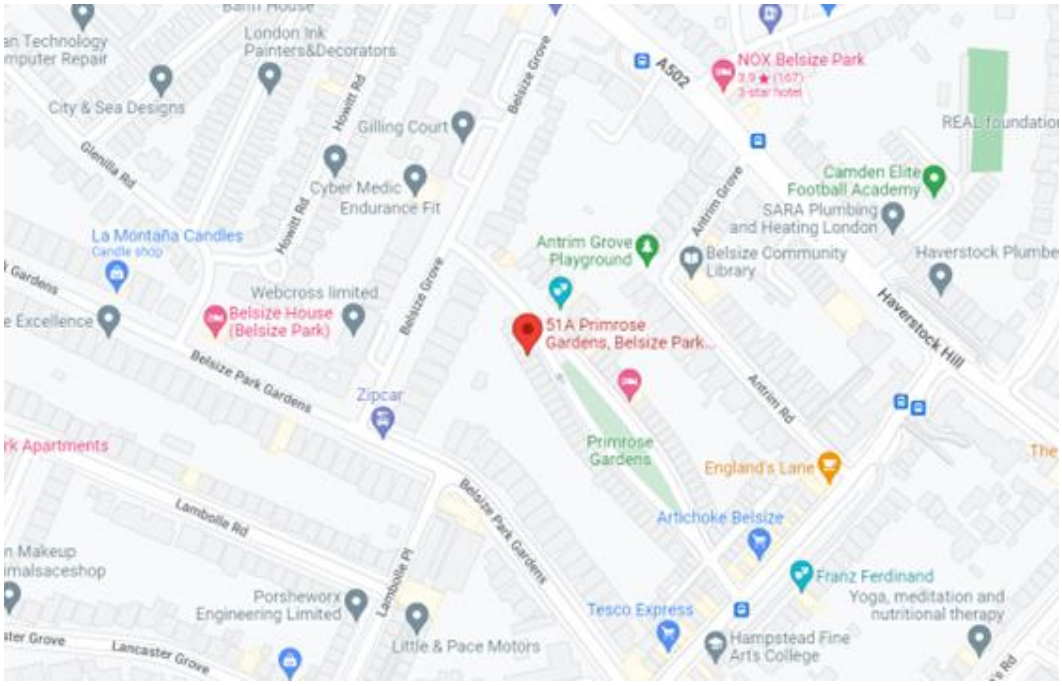


NB: All images for example only.

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 on all sides by brick walls and fencing. Established trees and substantial shrubbery shield the site from view. The rear garden backs onto the rear gardens of Belsize Grove.



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:

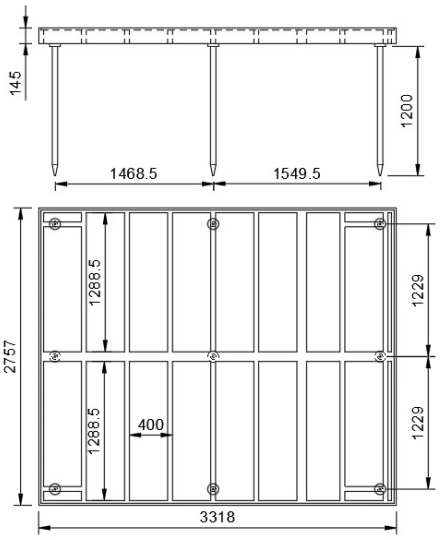
The proposal of this small and well-designed ancillary garden structure has no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.

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.

Ground screw cross section and plan:

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 replace an existing shed in the rear garden and will be a third of the size allowing more useable space within the garden. It will provide an impressive leisure space in the garden of the property providing additional 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 Camden Council and Belsize Conservation area guidelines, which will be preserved. Nor is it considered to adversely affect the setting of nearby listed buildings.