DESIGN, ACCESS & HERITAGE STATEMENT

Site Address: 126b Agar Grove, London, NW1 9TY

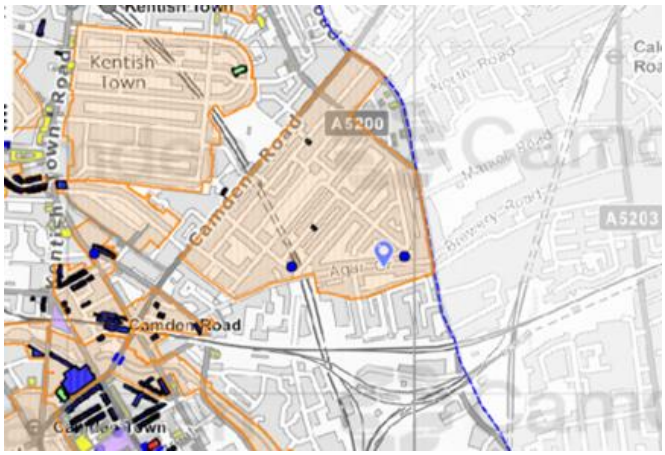
Proposal: Erection of a detached timber outbuilding

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.

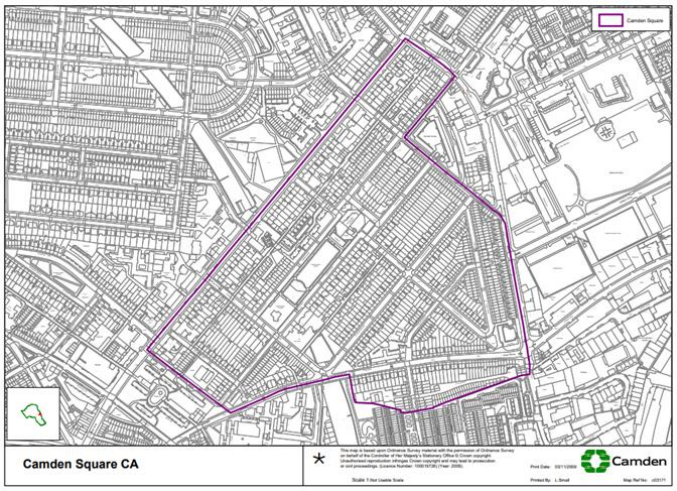
Introduction:

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 Camden Square.



Agar Grove highlighted within Camden Square conservation area.



Camden Square conservation area.

Designation Summary:

Agar Grove is residential street in Camden London, which is predominantly terraced domestic 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 Key Studio garden room with a contemporary monopitched roofline.

Agar Grove is located within the Camden Square Conservation Area. This area was first set out as a conservation area by Camden Council in 2001. The area is bounded by Agar Grove, York Way, Camden Park Road, Camden Road, and St Pancras Way.

The Conservation Area is a fairly compact and well-preserved piece of mid-19th century residential town planning, with the core providing a mostly homogeneous townscape. The street pattern was laid out in majority as a piece of early 19th century town planning. It survives today as an interesting example of a mid-Victorian suburb, established by the 1860s since most of the built form came slightly later than the road layout.

It is a roughly a triangular shaped site with its borders along Camden Road to the north-west, Camden Park Road to the north-east, York Way to the east, Agar Grove to the south and Rochester Square to the south-west. The four main roads bounding the fringes define and help to differentiate the area from its surrounding urban context.

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 the 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: KEY STUDIO- 2.6 x 3.7m

Internal measurements 2633mm x 3704mm (9.75sq metres)
Ceiling height of 2075mm at the highest point.

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

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

Walls:	Elevated & insulated floor on 150mm joists with T&G flooring over. All timbers are stained and fully pressure treated. 15mm MDF substrate ceiling with white silk finish with natural timber beading. 40mm - 45mm foil faced polyisocyanurate insulation is used throughout. 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.
Windows:	Black 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. Black 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 colour matched fascia. EDPM finish on heavy-duty OSB substrate. Guttering fixed to rear with downpipes positioned to ground.

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.

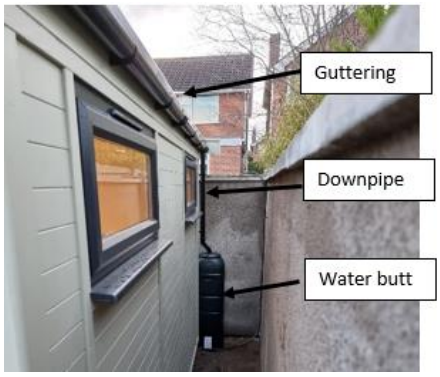
All SMART buildings can be deconstructed and moved and are therefore not considered as permanent structures.

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.

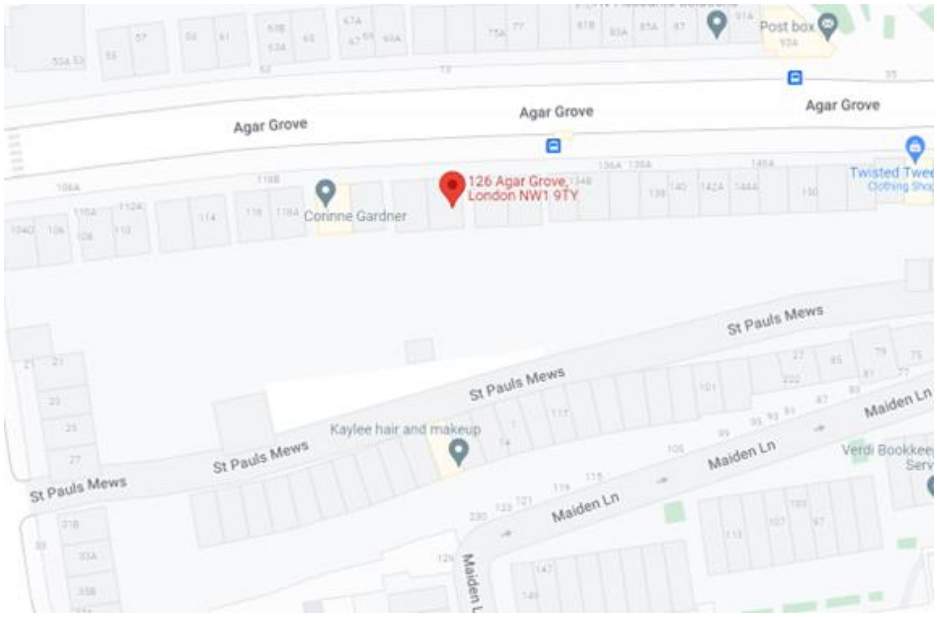
Therefore, the installation of this garden building should not cause any concerns in terms of rainwater dispersion.

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 on all sides, where the established trees and substantial shrubbery shield the site from view.

The rear garden is overlooked by the flats located to the rear of the property. This is not unusual in an area such as Camden. Due the design of the proposed outbuilding there will be no impact on the neighbouring properties.



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:

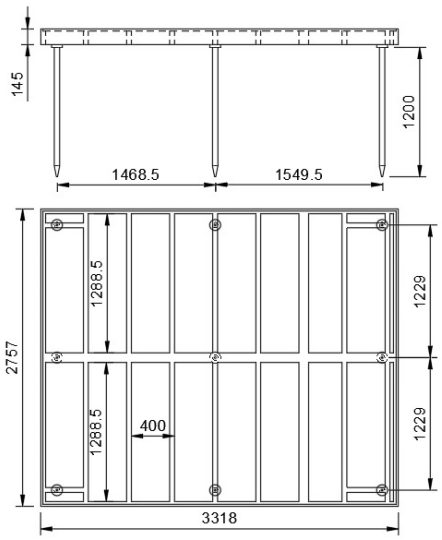
The proposal of this small and well-designed ancillary garden structure has no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.

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 provide an impressive leisure space in the garden of the property providing additional useable space, independently to the main property. 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 Square guidelines, which will be preserved. Nor is it considered to adversely affect the setting of nearby listed buildings.
