CCASA
ARCHITECTS

133 King Henry's Road, Garden Flat, London NW3 3RD

DESIGN & ACCESS STATEMENT

14th February 2023
rev.02

1. Introduction

This Design and Access Statement has been prepared by **CCASA Architects** in support of a full Planning application for a new outbuilding in the rear garden of the Garden Flat at 133 King Henry's Road ('the application property'). These works comprise an ancillary / outbuilding on the rear garden which will be used as an office / study space for the use of the inhabitants of the property.

The existing building is in the **London Borough of Camden**. The site is not listed but is located within the **Elsworthy Road Conservation Area**.

2. Site Description

The Garden Flat at 133 King Henry's Road comprises a large and generous garden which is approximately 29.5 metres long and 12.5 metres wide. The approximate area is 370 sqm.

The existing garden layout contains a central lawn area with flower beds on its perimeter wall. There are also some trees on the perimeter of the garden. The trees are described and listed within the arboriculturist report which forms part of this application.

There is already an existing timber shed at the back of the garden. Its size is approximately 2.5 metre long and 2.5 metre wide. Its area is approximately 6.25 sqm. The highest part is 2.5 metres.

Fig 1. Existing shed

Fig 2. Existing shed

The adjacent neighbour at 135 King Henry's Road has already a bigger timber shed at the back of their garden and the adjacent neighbour on the rear of the property, at 13 Wadham Gardens has already a big construction next to the garden party wall.

Fig 3. Existing Shed at 133 KHR

Fig 4. Existing building at 13 Wadham Gardens

It is proposed to substitute the existing timber shed and shelter by a bigger ancillary / outbuilding which will serve as an office / study to the owner.

3. Design

The new ancillary / outbuilding will follow the design principles set in the **"Home Improvements, Camden Planning Guidance January 2021"**.

*To result in an acceptable scheme, **development in rear gardens** should:*

- *Ensure the siting, location, scale and design has a minimal visual impact on, and is visually subordinate within, the host garden;*

  As shown on the drawings within this application, the new outbuilding, while bigger than the existing shed, will sit comfortably within the rear garden, its height similar to the existing shed and to the neighbouring sheds. Due the size of the garden, the new outbuilding will clearly be subordinated in size and will visually have low impact.

- *In Conservation Areas, check the Conservation Area Appraisal in relation to outbuildings, to know what you should consider. The works should preserve or enhance the existing qualities and context of the site, and character of the Conservation Area;*

  This has been checked and due to the size and location of the outbuilding proposed, this will be acceptable. This is in line with similar developments on the back gardens where numerous outbuildings have bene proposed and approved.

- *Not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area;*

  The new outbuilding will comprise 10.5% of the existing garden and therefore the character of the garden amenity and neighbouring gardens will be maintained.

- *Retain space around the building for suitable soft landscaping;*

  The outbuilding is proposed to be at 1metre from all adjacent garden walls in order to allow for landscape and vegetation to surround the building.

- *Ensure the height will retain visibility over garden walls and fences;*

  The height of the outbuilding will be similar to the existing shed in our property and the neighbouring properties allowing visibility over garden walls and fences. The new outbuilding is separated 1 metre from all sides.

- *Ensure the size will maximise retention of garden and amenity space;*

  As mentioned above, the new outbuilding will comprise 10.5% of the existing garden and therefore the amenity space and the garden will be retained.

- *Ensure the position will not harm existing trees and their roots;*

  This is explained and demonstrated within the Arboriculturist report which forms part of this application.

- *The construction method should minimise any impact on trees, mature vegetation (see CPG Trees) or adjacent structures;*

  This is also explained and demonstrated within the Arboriculturist report which forms part of this application.

- *Use materials which complement the host property and the overall character of the surrounding garden area;*

  The use of timber cladding will be in keeping with similar outbuildings and shed in the adjacent area. The arboriculturist report attached within this application demonstrated the little impact to trees and tree roots to the existing trees.

- *Consider installation of green roof and/or solar panels;*

  A new green roof is proposed to reduce the impact of the development.

- *Address any impacts upon water run-off and groundwater flows, and demonstrate that the impact of the new development will be negated by the measures proposed. Reference should be made to CPG Water and Flooding.*

  All rainwater will be discharged into the existing garden as on its original condition and on water butts at the back of the outbuilding.

- *Consider installation of water butts;*

  As mentioned above, this is being considered.

- *Consider installation of bird and bat boxes on the structure or in vicinity.*

  Bird and bat boxes can also be installed within the timber façade of the outbuilding if needed.

The user had made great emphasis on the design of the outbuilding and the use of high-quality materials which will integrate it with its surroundings and have no harm to the garden and landscaped area. Therefore, it is proposed to use high quality timber cladding materials which are commonly used on these types of constructions. Some reference images below.

Fig 3. Reference Outbuilding Design

Fig 4. Reference Outbuilding Design

Also, the flat roof of the new outbuilding is proposed as a wildflower roof, which will add greenery to the scheme, improve biodiversity and sustainability and will integrate the building with its surroundings while seen from upper levels of the neighbouring buildings.

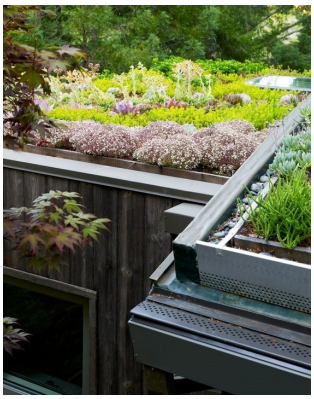


Fig 5. Wildflower roof

Fig 6. Wildflower roof

4. Use

The use of the ancillary / outbuilding will be a home office. Since the 2019 Pandemic, there is a need to provide home office / study areas in properties due to longer home working hours.

5. Access

Access to the outbuilding will be directly from the garden.

6. Layout

Throughout the brief for the proposed scheme, the users have placed great emphasis on functionality.

As this space will be used as an office / study, the area will be open plan for better use of the space. A small bathroom has been added and a small garden storage.

7. Scale

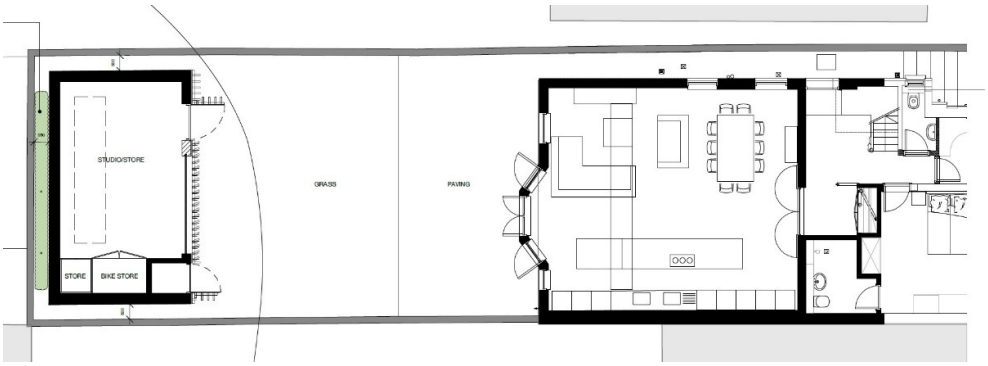
All proposed exterior alterations have been carefully assessed to achieve the right balance between the existing garden and the proposed outbuilding as well as to the surrounding area.

The scale of the outbuilding will be similar to existing outbuildings in the area such as the one at 117 King Henry's Road.

In relation to the existing garden, the new outbuilding proposed comprises only an approximate 10.5% of the total area of the garden. This has much less impact than the recent approved outbuilding at 117 King Henry's Road which comprises approximately 25% of their existing garden.

8. Relevant Developments in the Vicinity

117 King Henry's Road, NW3 3RB. Approved Planning Application: **2020/1082/P**



9. Conclusion

The proposal aims to build a new outbuilding at the rear of the garden whilst maintaining the existing character of the garden and its vicinity.

Through its considered design and high-quality materials, the proposal will upgrade and improve the amenity and appearance of the property without resulting in a detrimental impact on the property, or the amenity of other properties.

The new proposed outbuilding cannot be seen from any surrounding street or public spaces.

The extension is designed to be as unobtrusive as possible and will not adversely affect the character of the garden or the conservation area.