

DESIGN, ACCESS & HERITAGE STATEMENT

Site Address: Flat A, 33 Cornwall Road London N4 4PH

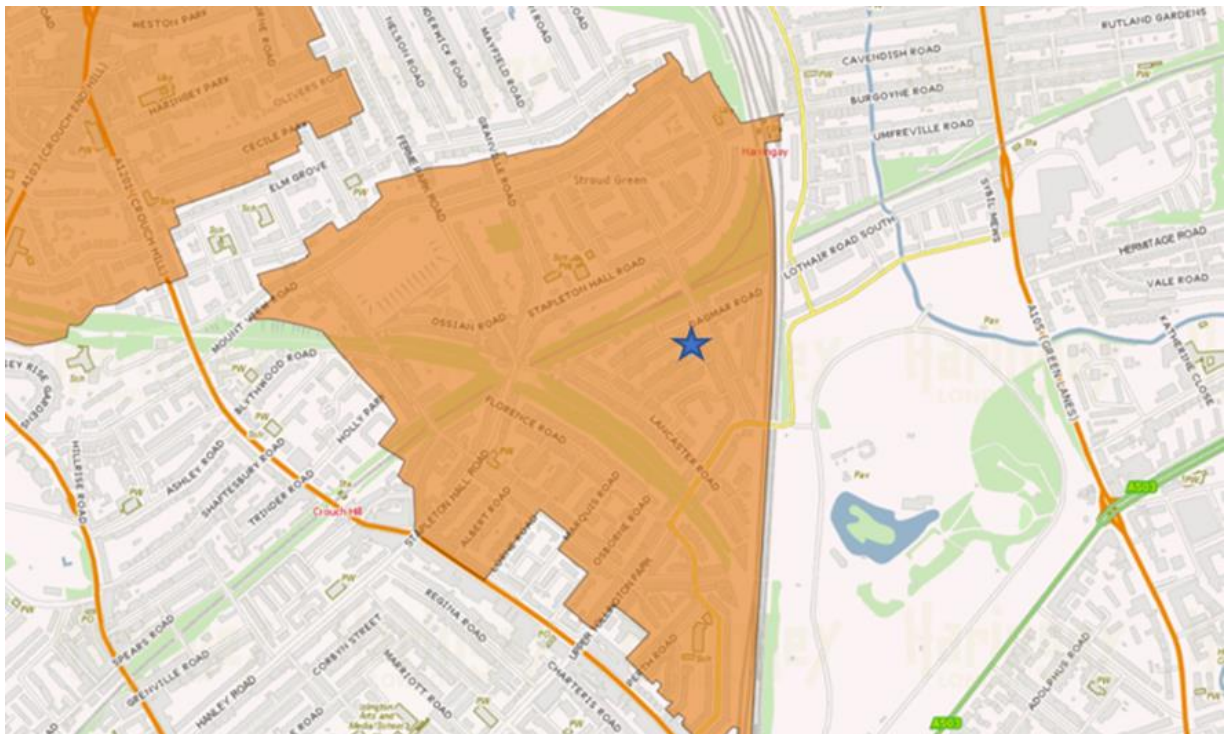
Proposal: Erection of a detached timber outbuilding

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 Haringey conservation area Stroud Green.



Flat A, 33 Cornwall Road within the Stroud Green Conservation area

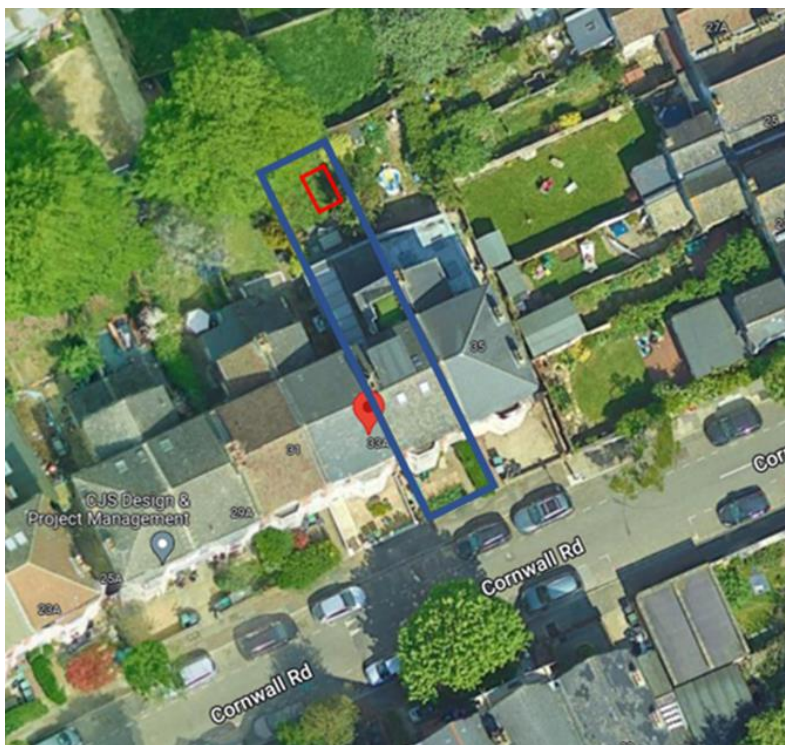
Designation Summary:

Cornwall Road is residential street in the Finsbury Park area of 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 Key Studio room with its contemporary monopitch roofline.

Responsibility for Planning Permission lies with Haringey Council London Borough.

Cornwall Road is located within the Stroud Green Conservation area. This area was first designated on 14th December 2006. The council considers this area to be of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

The Stroud Green Conservation Area is located in the North part of the London Borough of Islington on the border with the London Borough of Haringey. The character context of the wider area is that of late Victorian development – mainly shops at ground floor and residential above (Crouch Hill and Stroud Green Road) and small scale residential terraces typically built with little front garden space (Japan Crescent); this gives a more intimate and 'urban village' character.



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.



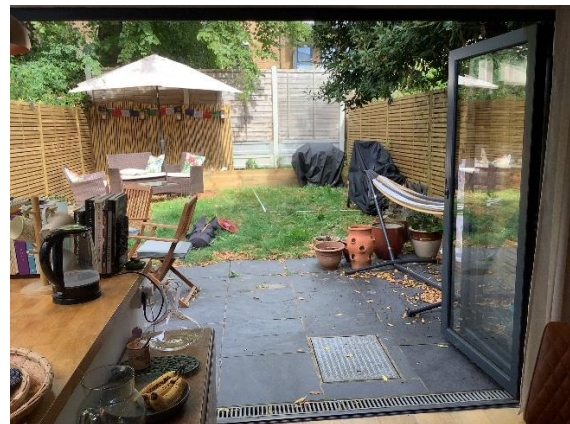
Front elevation of the main property



Street View



Rear elevation of main property



View to proposed site from main property



Proposed build site



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 - 1.6m x 2.6m

Internal measurements 1562mm x 2633mm (4.11sq metres)

Ceiling height of 2085mm at the highest point

External measurements 1732mm x 2803mm

Roof height of 2984mm

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 = Anthracite 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 monopitch roofline with colour matched fascia. EDPM finish on heavy-duty OSB substrate. Black bitumen shingles with black fascia – Ridgeline running front to back. 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 the ground.



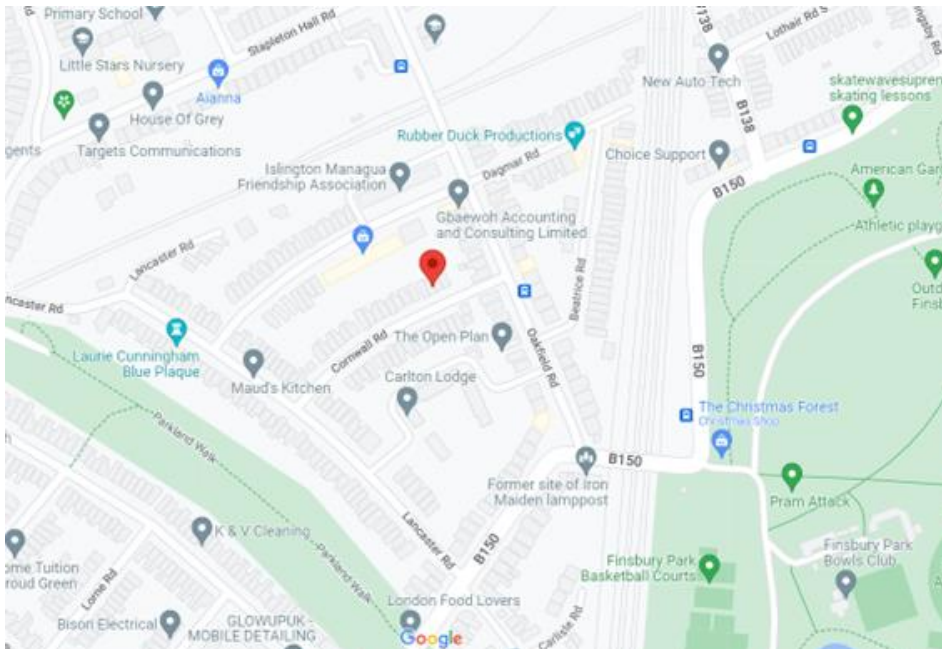
NB: All images for example only.

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.



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.

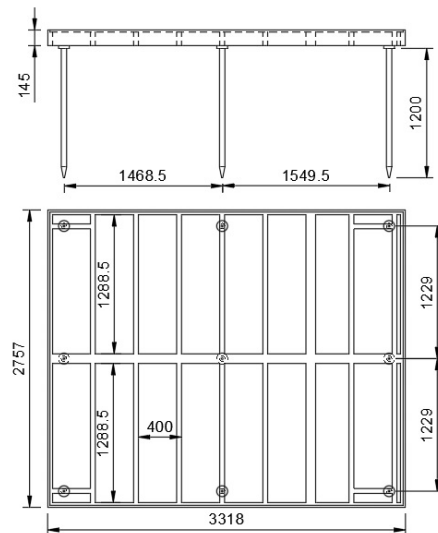
The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation, especially tree roots.



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 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 Haringey Conservation guidelines, which will be preserved. Nor is it considered to adversely affect the setting of nearby listed buildings.