

DESIGN & ACCESS STATEMENT

Site Address: 85 Princes Avenue, London, N22 7SB

Proposal: Erection of a detached timber outbuilding

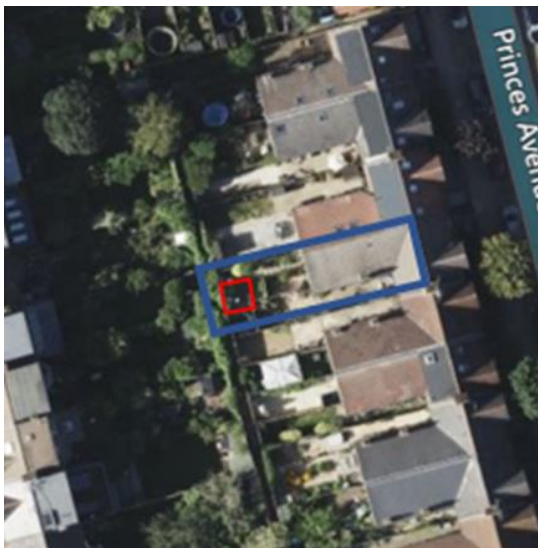
Introduction: The applicant seeks to erect a timber garden building in the rear garden which will be used as leisure space; the use of which will be incidental to enjoyment of the main dwelling house.

Designation Summary:

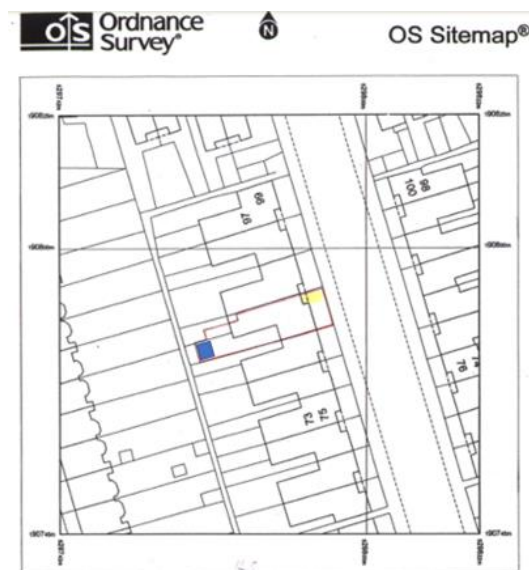
85 Princess Avenue is residential street in Haringey, North London, which is predominantly maisonettes and flats.

Responsibility for Planning Permission lies with London Borough of Haringey 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 its contemporary monopitch roofline.



Aerial view of site, proposed building in red.



Accurate property boundaries with the proposed building highlighted in blue.

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 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 - 2.1m x 2.1m

Internal measurements 2117mm x 2117mm (4.48sq metres)

Ceiling height of 2075mm at the highest point

External measurements 2287mm 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 = 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. 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 or configuration of building in this application.



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.



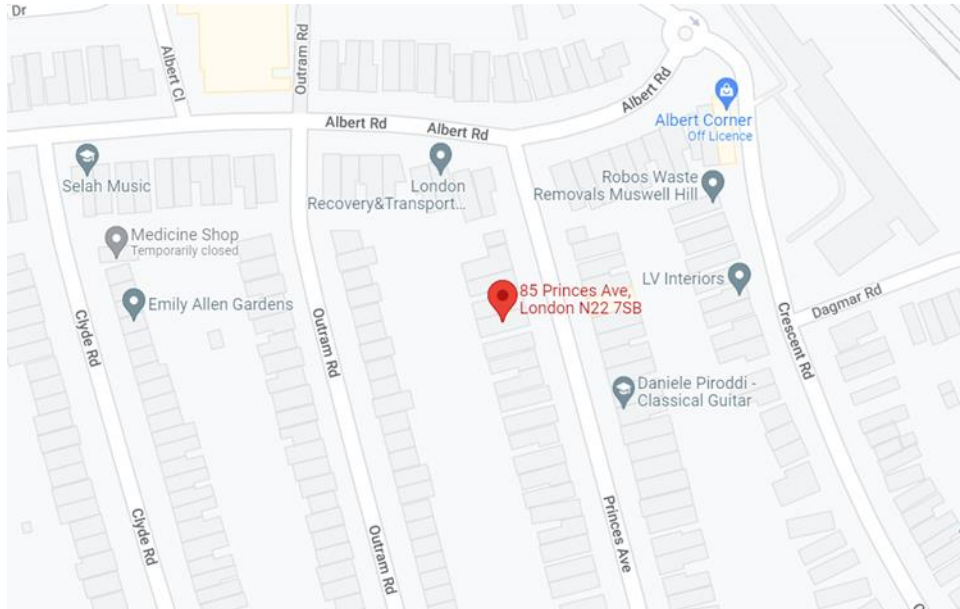
NB: All images for example only.

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 which shields the site from view. The rear garden backs onto the gardens of the properties on Outram Road so is not directly overlooked to the rear.



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.

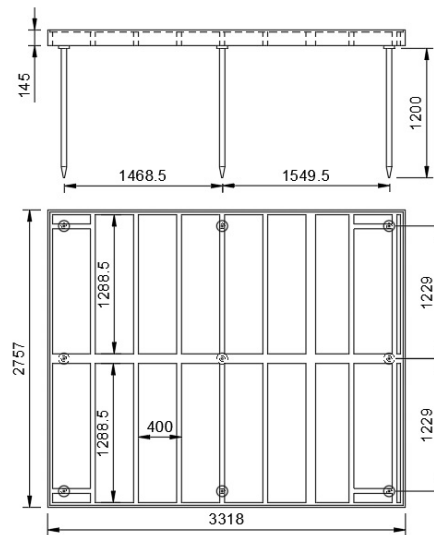
The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation, especially tree roots.



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 surrounding area.