

London Town Cabins Ltd (Planning)

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Design and Access Statement

Installation of timber outbuilding in rear of garden at

**Flat 4, 13 Fairfield Road,
London, N8 9HG**

This is a supplementary document focused on the Design and Access part of the planning application.



REAR GARDEN

This Design and Access Statement is supporting information for a planning application for an erection of a small timber garden outbuilding, in the rear garden of an end-of-terraced house, located within the Crouch End area. The use of which will be incidental to enjoyment of the main dwelling house.

This statement should be read in conjunction with the planning application drawings.

THE PROPERTY

Fairfield Road is a residential street in the Crouch End area of North London. The postcode consists of predominantly terraced residential properties, of which many have been converted into flats and apartments. The entrance to the garden is on Aubrey Road and has an existing structure located on the same footprint as the intended outbuilding.

Responsibility for Planning Permission lies with 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 contemporary garden room, clad in symmetrical vertical battens of bare untreated wood.

Aerial View of site with proposed building marked 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 or public access.

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, Aubrey Road



Side elevation of main property from Aubrey Road



Rear elevation of main house



View from proposed outbuilding towards Aubrey Street



View to RHS of existing building



View to LHS of existing building

DESIGN OF THE BUILDING – SCALE, BULK, DESIGN APPROACH:

Designed and manufactured in London, 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.

Internal area: 10.6m²

Ceiling height: 2100mm

External footprint: 13.5m²

Roof height: 2450mm

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

Walls	Front facade clad in Siberian Larch which is left untreated to weather naturally. Walls unseen against fences are clad in dark Cedral weatherboard to blend in with the low light. 100mm insulated timber-stud internal walls with white silk paint finish for the interior.
Windows	Anthracite grey on aluminium windows throughout. 150mm cill. Low-e 28mm sealed units with night vents. Key operated with multipoint locking. Friction stays. Grey Handle.
Doors	Bifold doors. Anthracite Grey aluminium exterior and interior. Double glazed with toughened glass 28mm sealed units. Multipoint Locking.
Roof	EPDM rubber finish for longevity on 18mm OSB substrate for solidity, Hidden roof with fascia on three sides. Guttering fixed to rear with downpipes positioned to ground. Low profile flat skylight.

All London Town Cabins are partially modular which means that they can be installed on site in a matter of 2-3 weeks, rather than months.

All London Town Cabins can be deconstructed and moved and are therefore not considered as permanent structures.

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 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.

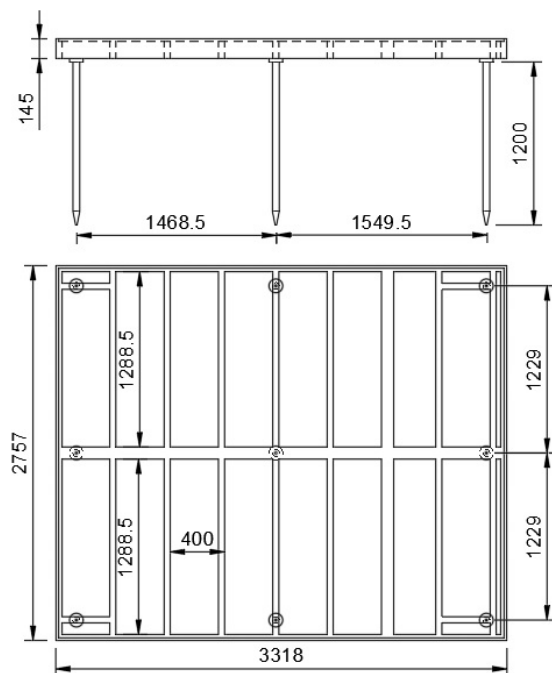
The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation.

It is therefore considered to be acceptable in relation to trees and landscape/biodiversity.

GROUNDSCREW BASE:

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.

Screws are placed at approx. 1.5m apart in order to evenly distribute the load.



NB: This is for reference only and does not reflect the size of building in this application

CONCLUSION:

The proposed garden outbuilding will provide the applicant with a dedicated room in the garden of the property, which will benefit from all year-round use. It will also allow the applicant the flexibility to study from home if necessary, 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. Existing parking arrangements will be unaffected by this proposal, and no trees or hedges will need to be removed. Accessibility to the existing ground floor will be unaffected.

The garden is privately owned, surrounded by mature trees and hedges. There is already an existing garage, located at the very end of the garden. The proposal is for demolishing the existing structure and erecting a new single storey small garden studio to the same footprint. Therefore, a significant proportion of existing garden would be retained.

The proposal would not result in any amenity issues above or beyond the existing situation in terms of enclosure, loss of sunlight/daylight or privacy/overlooking issues to the neighbouring properties.

Following advice received, we believe that the scheme proposed would not result in a detrimental impact on the character of the area.