

London Town Cabins Ltd (Planning)

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London, N8 9LY
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Design and Access Statement

Installation of timber-frame outbuilding in rear of garden at:

**72A Victoria Road,
London,
N4 3SL**

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 a terraced house, located within the Haringey 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

Victoria Road is a residential street in the Finsbury Park area of North London. The postcode consists of predominantly terraced residential properties, of which many have been converted into flats and apartments.

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 contemporary garden room, clad in symmetrical vertical battens of bare untreated wood.

Aerial View of site with proposed building area marked 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 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



Front elevation of main property



Rear elevation of main house



View to 74 Victoria Road (from garden of no. 72a)



View to 70 Victoria Road (from garden of no. 72a)

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: 5.1m²

Ceiling height: 2100mm

External footprint: 6.7m²

Roof height: 2500mm

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

Walls	All visible walls are clad in Red Cedar which is left untreated to weather naturally. Walls unseen against fences are clad in dark composite board to blend in with the low light. 100mm insulated internal walls with white silk finish.
Windows	Dark grey painted aluminium windows throughout. 150mm cill. Low-e 28mm sealed units with night vents. Key operated with multipoint locking.
Doors	2-sash French-style doors. Dark grey painted 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.

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.

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, walls and high bushes on all sides, where the established trees and substantial shrubbery shield the site well.

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.

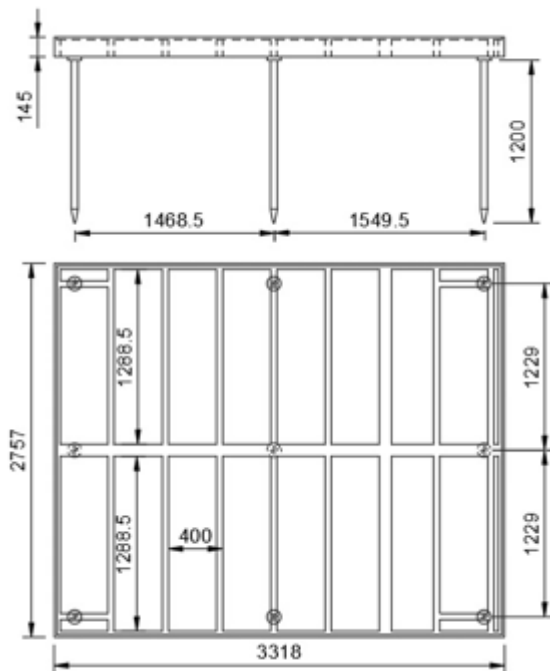
The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation.

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. 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.