

DESIGN & ACCESS STATEMENT accompanying householder
planning application for a garden summerhouse at
22 COLNEY HATCH LANE, LONDON N10 1DU.



1.0 USE

- 1.1 This is an Arts and Crafts family house built around 1907 by and for the architect Herbert Gill, on the east side of Colney Hatch Lane. It is in the Muswell Hill conservation area and specifically referred to in paragraph 9.13 of the area guide. It is not listed.
- 1.2 Planning permission was granted for various alterations to the house, reference HYG/2019/2269, and work is currently underway.
- 1.3 The proposal now is to construct a single-storey summerhouse at the end of the long garden, facing the rear of the house and its terrace.

2.0 AMOUNT

- 2.1 The gross internal floor area of the main house, with its approved alterations, is approximately 575 sqm. The summerhouse floor area is 29.75 sqm gross internal.

3.0 LAYOUT

- 3.1 The overall layout of the main house is unaffected.

4.0 SCALE

- 4.1 The scale of the proposal is in keeping with the garden, the house and the others nearby.

5.0 LANDSCAPE/EXTERNAL DESIGN

- 5.1 The garden is largely unaffected by the proposed summerhouse because the end of the garden is currently overgrown, with a dilapidated shed and an over-dense screen of cypress trees (see photos below). Too many cypresses were once planted to provide privacy against overlooking from flats in The Close, Muswell Avenue, to the east. The main, healthy cypresses will be retained and the straggly, under-developed ones removed.

6.0 APPEARANCE

- 6.1 The summerhouse is a low, single-storey structure with a sloping roof. The front wall is a combination of cedar cladding and timber bi-fold doors. The 'green' roof is sedum planted. The end and rear wall will be in brick to match the main house.
- 6.2 To avoid damage to tree roots, the walls will be built off of a concrete raft without traditional strip foundations; the raft will be thin and shallow enough not to disturb the root zone.
- 6.3 Space has been reserved to the north corner of the garden for a possible future garden shed, for storage of garden tools.
- 6.4 Overall, the summerhouse sits discreetly and modestly in the garden, is a traditional feature in such gardens, adds usefulness to the property and causes no harm to neighbouring properties or the wider conservation area.

view of the house from the end of the garden, before works commenced



General view of the end of the garden



View of the garden shed



View of the boundary wall against The Close, Muswell Avenue, looking north



View of the boundary wall looking south, to the dilapidated shed.

