

DESIGN & ACCESS STATEMENT

WESTBROOK, BARRINGTON ROAD N8 8QS

Erection of single storey garden studio building in rear garden.

PLANNING APPLICATION ISSUE

REF NO: 4338/PL

JULY 2023

1.0 Introduction

This planning application is for the erection of a single storey garden studio building to the rear garden of the house at Westbrook, Barrington Road.

2.0 Existing Building and Site

Westbrook, Barrington Road is a 4 bed, 2 storey detached early 20th century residential building on Barrington Road near the junction with Palace Road and near the south-west corner of Priory Park. The building is a single-family dwelling. The property is neither in a conservation area and nor is it a locally listed building. The building is situated in Muswell Hill Ward.

Barrington Road is a residential street of two storey houses with a curved layout. The curved layout gives rise to the houses taking the form of short terraces with irregular gaps between the terraces. Many of these gaps have been infilled with either garage or single storey side extensions.

The southern boundary of the site abuts the rear gardens of properties on Palace Road. To the north of the site is The Cottage, Barrington Road, a two storey residential building. The flank elevation of The Cottage does not include any windows which directly face the application site.

The rear garden is access via a side entrance gap through a timber gate behind the off road parking space in the front garden area.

The rear garden is generally grassed and includes a large black pine tree approximately 16m from the existing house. A large horse chestnut tree is located near the rear far corner of the garden partly in the garden of no.26 Palace Road and partly in the application site.

There are existing garden buildings in the rear gardens of the adjacent properties at The Cottage and no's 28 and 30 Palace Road.

Planning consent was granted in June 2023 for the demolition of the original rear extension and static caravan on the site and the erection side, rear and roof level extensions to the house (ref: HGY/2023/0511).

3.0 The Proposed Design

The application proposals are in summary as follows:

- Erection of single storey garden studio building in rear garden.

The owners of Westbrook, Barrington Road wish to erect a garden studio building in the rear garden, in the narrow strip adjacent the site boundaries with The Cottage to the north and no's 28 and 30 Palace Road to the south.

The proposed garden studio would be 10m long and 3m wide and set 2m from the corner garden boundary where the narrow strip of the rear garden begins.

The building would be divided in to front and rear studio rooms with a storage area in between. The building would be entered through the front studio room on the eastern end via patio doors and from the western end through the rear studio room by matching patio doors.

The building would be a single storey, maximum of 2.75m high, clad in horizontal tongue and groove timber cladding boards, with a single ply membrane flat roof over and slim frame powder coated aluminium patio doors to the front and rear ends of the building. Painted timber fascia board and black plastic rainwater goods are proposed.

The proposed building is sited within the root protection areas of the black pine tree and horse chestnut tree. The proposed building will be a lightweight garden structure and constructed using the methodology and tree protection measures as described in the accompanying Arboricultural Impact Assessment report by Treereports.uk.Ltd Chartered Arboriculturists in order that no adverse effects on these two trees should result from the work.

Please refer to the AIA report for detailed description of the construction works methodology (in order to minimise damage within the root protection area) and tree protection (to protect the trees during the construction works).

4.0 Impact on Neighbouring Properties

The proposed garden studio building will be discretely sited to the rear of the existing garden. The proposed building will be of a modest height (max. 2.75m) and of a simple appearance in materials appropriate to the garden setting (timber weatherboarded walls).

There are existing garden buildings in the rear gardens of the adjacent properties at The Cottage and no's 28 and 30 Palace Road. The proposed garden studio at Westbrook would be sited between these existing buildings and will cause no adverse impact on the amenity or outlook from the neighbouring properties.

5.0 Use, Layout, Scale, Appearance

Use:

The proposed garden studio building will be used for leisure/working from home. Not sanitary or sleeping facilities are proposed in the building.

Layout:

The proposed building will contain two studio rooms and a storage space.

Scale:

The proposed building would be 10m long, 3m wide and 2.75m high.

Appearance:

The building would be clad in horizontal tongue and groove timber cladding boards, with a single ply membrane flat roof over and slim frame powder coated aluminium patio doors to the front and rear ends of the building. Painted timber fascia board and black plastic rainwater goods are proposed.

6.0 Access Statement

The application site currently contains a dwellinghouse. The proposed garden studio building will be accessed via the rear garden and will comply with the relevant building regulation standards.