

DESIGN, ACCESS & HERITAGE STATEMENT

Site Address: Flat B, 84 Stapleton Hall Road, London. N4 4QA

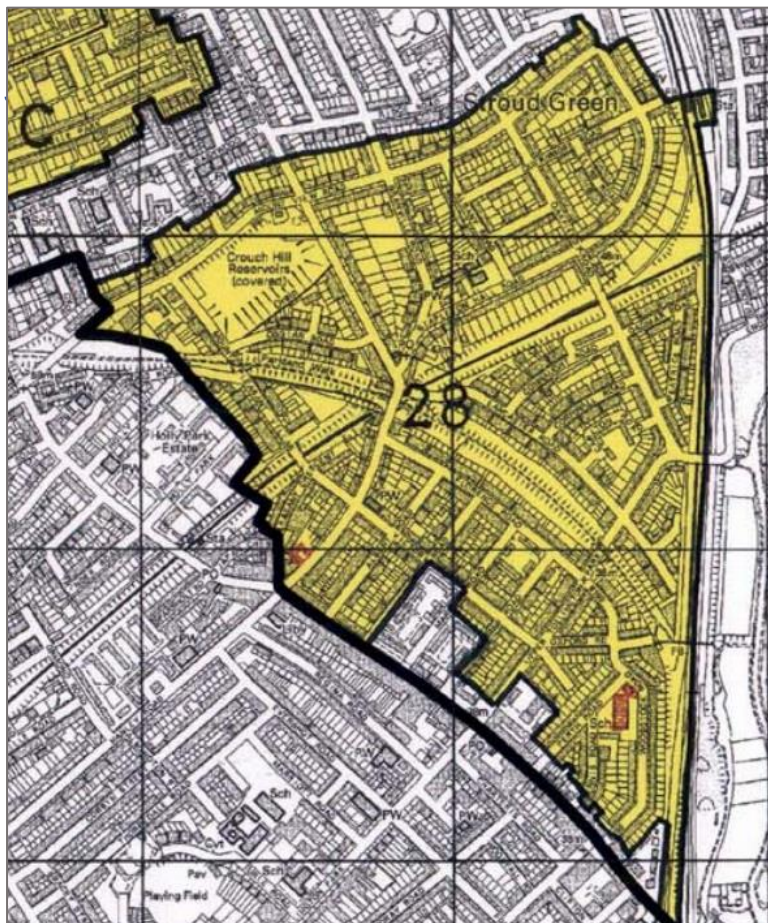
Proposal: Erection of a detached timber outbuilding

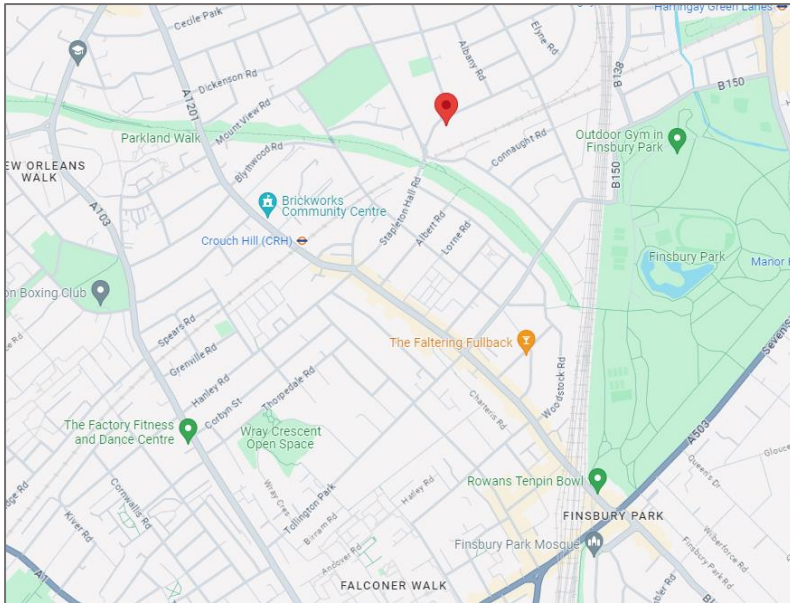
Introduction: The applicant seeks to erect a timber garden building in their garden which will be used as leisure space; the use of which will be incidental to enjoyment of the main dwelling house.

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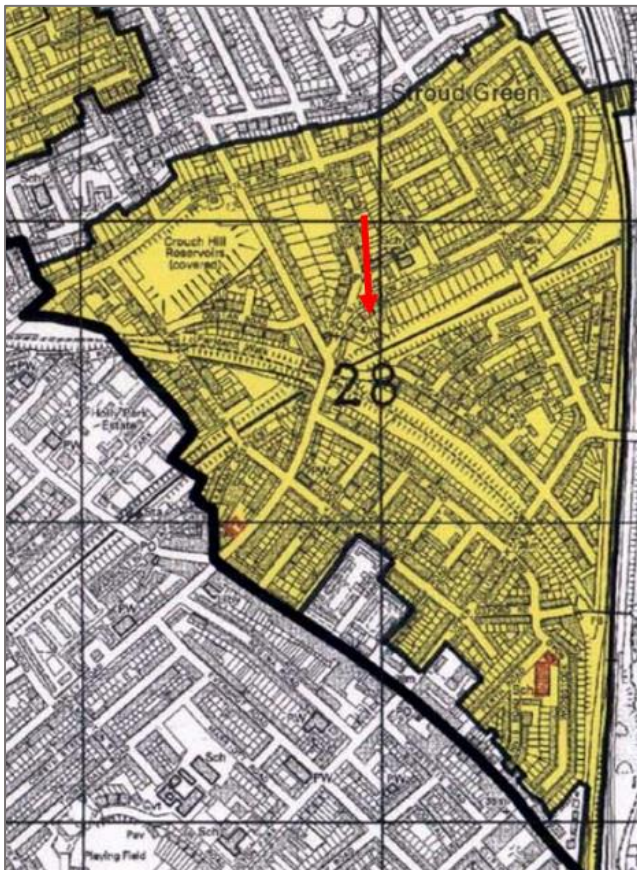
In line with the guidance contained in the National Planning Policy Framework (NPPF), this section describes the significance of the relevant ‘heritage asset’ affected by the proposed development and assesses any potential impacts of the development on the significance of this heritage asset.

The heritage asset in this case is the Stroud Green Conservation Area.





The red location icon indicates the property detailed in this application.



The red arrow indicated the location of this property within the Conservation Area.

Designation Summary:

Stapleton Hall Road in Haringey is in the London region of England. The postcode is within the Stroud Green ward/electoral division, which is in the constituency of Hornsey and Wood Green.

The area containing Stapleton Hall Road, Haringey, London consists predominantly of flats, which is common in inner cities.

The Stroud Green Conservation Area is located in the North part of the London Borough of Islington on the border with the London Borough of Haringey. The character context of the wider area is that of late Victorian development – mainly shops at ground floor and residential above (Crouch Hill and Stroud Green Road) and small-scale residential terraces typically built with little front garden space (Japan Crescent); this gives a more intimate and ‘urban village’ character.

The area was formerly a long piece of common land in the manor of Highbury and by the middle of the 19th Century it had become enclosed. It was later developed in the mid to late 19th Century as part of London’s suburban growth, spurred on by railway expansion.

The majority of buildings within the conservation area make a positive contribution to its character and appearance whether they are grand ‘landmarks’ or humble houses.

Properties on Stapleton Hall Road are mainly linked terraced and semi-detached villas, many of which are three bays wide with gentle sloping and pitched hipped roofs, well set back from the road, with small frontages.

84 Stapleton Hall Road, London. N4 4QA is the right-hand side of a semi-detached villa that has been converted into 5 flats.



Front image of the semi-detached villa –No. 84 is the right-hand side.



Front image of 84 Stapleton Hall Road



Aerial view of site, detailing site boundaries in red and the proposed site of garden room in blue.

Effect of the proposal on the character & appearance of the area:

The proposed garden building will be located in the rear garden and is a direct replacement for a dilapidated garden shed. It will not be visible from the public highway.

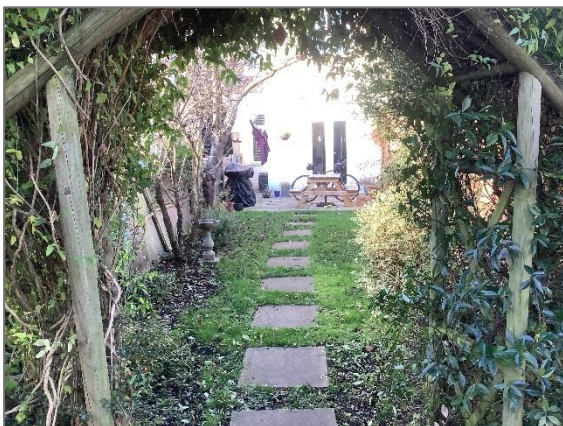
The proposed garden building will not block any light, it will not impact any rights of way or access to this or any other properties, in the same way that the current shed does not.



Street views on Stapleton Hall Road



Front elevation of the property.



Rear elevation of main property



Existing shed which will be demolished to make way for the new garden room.



Proposed garden room in situ.



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 traditional design to blend in with its surroundings and will be thoroughly in keeping with the property and the area.

Range & Size: KEY Studio 5.3m x 2.6m

Internal measurements: 5330mm x 2633mm (13.8sq metres)
Ceiling height of 2075mm.

External measurements 5500mm x 2803mm
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 Thermowood with horizontal detailing. The chassis and framework timbers are stained and fully treated with long-life wall coating. 15mm MDF substrate internal walls and ceiling with white silk finish. 40mm - 45mm foil faced ecotherm insulation is used throughout all walls, ceiling & floor.

Windows: 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: GREY UPVC exterior with white interior. Double glazed with toughened glass 28mm sealed units. Multipoint Locking. Right leaf as master opening outwards.

Roof: Contemporary mono pitch roofline with grey fascia. EDPM finish on heavy-duty OSB substrate. Guttering fixed to rear with a downpipe positioned to ground.

Computer generated image - to specification but not to scale:



Previously installed examples of a SMART Key Studio - *for reference only as they do not reflect the size, lay out or colour of the 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:

It is proposed that the garden building will be installed with guttering to the rear with a downpipe fed into a water butt, as per the example below:



If it is the council's preference, the customer could install a soakaway under the ground post installation, see images below.



Soakaway

Therefore, the installation of this garden building should not cause any concerns in terms of rainwater dispersion.

It is also important to note that the property is not located within a flood risk zone and is not located within close proximity of a watercourse (i.e. river, stream or beck). The applicant has however submitted a Flood Risk Report as part of this application.

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 area is enclosed by fencing, large shrubs and trees.



Aerial view of site, detailing site boundaries in red and the proposed site of garden room in blue.



Images of the boundaries around the existing shed.

Many of the neighbouring properties have installed outbuildings in their gardens, of different sizes, heights and designs, as indicated in the aerial view below:



The small timber building will weather down naturally and blend seamlessly into its surroundings. A far more appealing structure than the current shed.

The structure is therefore considered to be acceptable with regards to the amenity of neighbouring occupiers.

Effect on trees and landscape / Biodiversity:

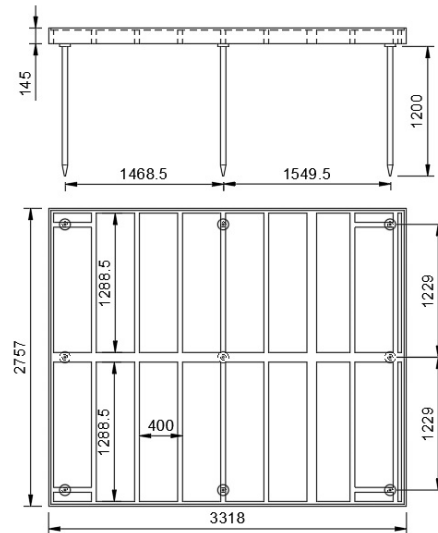
The proposal of this small and well-designed ancillary garden structure will have minimal impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.

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.



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.

Ground screw bases are:

- Suitable for all types of ground.
- Quick to install.
- Can be installed in all weathers.
- No earthworks or concrete pouring.
- Soil structure and vegetation remain largely untouched.
- Environmentally friendly.

The base will therefore have no harmful impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.

Biodiversity Enhancements:

If required, the applicant is not averse to carrying out some Biodiversity Enhancements as part of this proposed development, such as a bird box, a bat box or the planting of pollinator plants.

Sustainable Design and Construction Statement

Statement Overview

This statement is created to address the requirements of the Stroud Green Conservation Area, specifically to address the relevant sustainable design standards, construction and operation of the development in line with the energy hierarchy.

We think it is important to re-iterate that the development in question is a small timber garden room, that is not a permanent structure, and has a footprint of less than 14sqm.

It will be used incidentally to the main property as a garden office (with a built-in storage area) allowing the applicant to work from home when required in a dedicated environment, separate to the main home, promoting good health and wellbeing for the applicant.

It therefore cannot be considered a major development, a minor new build development or even a larger minor extension.

Design

Designed and manufactured in Suffolk, the proposed timber garden room has an elevated & insulated floor on 150mm joists with T&G flooring over.

40mm of Ecotherm insulation is used throughout (walls, floor and ceiling) to ensure optimal temperature control and energy saving.

All external walls are clad in thermowood which will provide a natural looking and attractive building.

Timber is naturally renewable and has the lowest embodied carbon (the carbon created in construction) of any building material. It's visually appealing, readily available from sustainable and ethical sources and is structurally robust.

All doors and windows used are double glazed UPVC. UPVC has greater insulating properties than wood and timber, making them environmentally friendlier.

UPVC windows are specifically designed to reduce heat loss and prevent drafts, with the air trapped between the two glass panels in UPVC double-glazed windows crucial for adding an extra layer of insulation.

Being engineered in plastic makes recycling straightforward. UPVC's high strength-to-weight ratio is made possible using a lightweight thermoplastic polymer structure, which can be melted down, reformed, and reused up to 10 times before it needs to be thrown out for good.

The applicant has been very mindful of his location and the surrounding area and has chosen a timber garden room, that has the aesthetics to enhance the area and not detract from its heritage.

We therefore feel that our design and the materials we use make the best use of the sustainable materials available.

All of our garden rooms are not required to meet Building Regulations so do not need to meet those addition standards.

Construction

All SMART Garden Rooms are modular, which means that 90% of the construction work has already taken place in our own factory before it even arrives on site.

All of the components are taken to site by truck (usually a sprinter type van) and then all the components are manually unloaded ready to build the garden room.

The lightweight building is constructed panel by panel, component by component, meaning that the installation can usually be completed within a matter of days rather than weeks, and there will be no continued impact to the groundwork, root structure and surrounding area.

Due to our unique TuSC construction system, only basic hand tools are required to complete the build and no large machinery or diggers will be used in the construction of the timber garden room.

TuSC™ stands for Torsional Socketed Chassis and was developed in-house at SMART®, so is unique to (and protected) by us. Fundamental to the design of all SMART® buildings, TuSC™ allows us to manufacture all components here in our own factory and then simply assemble them on site, all within a matter of days.

Fire Strategy Statement

This small, moveable timber building, being less than 15sqm, under 2.5m high and not being used for residential purposes, meets permitted development and is not required to meet Building Regulations.

The proposed building will be used as a home office with a double door and opening windows for escape.

There are therefore no fire regulations that are needed to be met on this proposed development.

Air Quality

Air pollution is generally caused on sites by the use of plant and vehicles.

Construction sites can generate high levels of dust (typically from concrete, cement, wood, stone, silica) and this can carry for large distances over a long period of time.

Machinery can also generate noise and gases such as NOx or CO.

SMART timber garden rooms are modular, meaning that 90% of the construction work has already taken place in our own factory.

All of the components are taken to site by one of our fleet of trucks and then all the components are manually unloaded ready to build the garden room.

Due to our unique TuSC construction system, only basic hand tools are required to complete the build and no heavy plant or machinery is required.

TuSC™ stands for Torsional Socketed Chassis and was developed in-house at SMART®, so is unique to (and protected) by us. Fundamental to the design of all SMART® buildings, TuSC™ allows us to manufacture all components here in our own factory and then simply assemble them on site, all within a matter of days.

We do not consider that our installation method should cause any concerns regarding air quality.

Responsible Company

As a manufacturer of timber garden rooms, we understand the importance of replenishing what we use and as such we have pledged to help combat climate change.

Our mission to help prevent climate change:

As a supplier of timber garden rooms, we pledge to replace the wood that we use in our buildings by planting 6 new trees every time we sell a building.

Working with tree-nation, we have set up our very own forest and for every order we process, we pledge to offset each customer's carbon footprint for the year.

Conclusion

As a responsible manufacturer, we believe that our design, product and installation methods meet required sustainability standards.

As this is a small, moveable, timber garden room made of sustainable materials, constructed in a sustainable way, that this should not cause any concerns in regard to the Stroud Green Conservation Area guidelines.

The proposed garden room will provide an impressive garden office in the garden of the property providing additional useable space, independently to the main house. The applicant requires a dedicated space, away from everyday family life where he can work without distractions or disruptions.

The structure has been carefully selected 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 Stroud Green Conservation Area guidelines, which will be preserved.