

Design and Access Statement

In support of application no: 25-00120-HRET

Demolition of garage and erection of single storey outbuilding to side elevation (retrospective) at:

14 Swain's Lane, London, N6 6QS

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

THE PROPERTY

Swain's Lane is a mixed residential/commercial street in the Dartmouth Park area of North London. The postcode consists of a mix of low-rise private and council-owned residential blocks, semi-detached residential properties, and shops and restaurants. Responsibility for Planning Permission lies with London Borough of Camden Council.

The property is at the Parliament Hill end of Swain's lane. This area is a mix of residential properties and shops and restaurants close to Hampstead Heath. The property is situated within the Dartmouth Park Conservation Area.

The applicant has been mindful to respect the architectural nature of nearby properties with a contemporary office building, clad in symmetrical vertical battens of burnt larch wooden cladding.

EFFECT OF THE PROPOSAL ON THE CHARACTER & APPEARANCE OF THE AREA

The new building is located at the side of the property on the same site as a previous concrete panel garage. The new building will not block any light, it will not impact any rights of way or access to this or any other properties, it will not add, or remove any access to the off street driveway space currently available for parking two cars at the property. The new building is located behind the front elevation of the property and, following inclusion of space for new planting, is set slightly further back from the front elevation than the previous garage.

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: 14.5m²

Ceiling height: 2100-2000mm

External footprint: 18m²

Roof height: 2480mm

Access to the building is via a single double glazed metal framed side door.

All visible front walls are clad in burnt larch timber cladding that will weather naturally. The wall unseen against the boundary wall is clad in natural timber cladding to blend in with existing fencing on that side of the property. 100mm insulated internal walls with natural plaster finish.

Windows

Black painted aluminium windows throughout. 150mm cill. Low-e 28mm sealed units with night vents.

Doors

Single double -door. Black painted aluminium exterior and interior. Double glazed with toughened glass 28mm sealed unit. Multipoint Locking.

Roof

Metal panel roof system on 18mm OSB substrate for solidity. Hidden roof with fascia on three sides. Guttering fixed to side of building against boundary with downpipes positioned to ground.

AMENITY OF NEIGHBOURING OCCUPIERS:

The new building occupies the same site as a semi-derelict concrete panel garage. The size, height and outlook of the new structure prevent it giving rise to any residential amenity concerns in relation to privacy, overlooking or daylight and sunlight.

The concrete panel garage it replaces was in a semi-derelict state when the current owners purchased the property. The garage was constructed on a 200mm concrete slab foundation and surrounded by concrete driveway. This base and area of surrounding concrete has been removed to allow the construction of the new building and more space for planting and natural drainage around the building.

GROUNDSCREW BASE:

The building is 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.

There are no trees immediately adjacent to the new building but this method is the least invasive in terms of tree roots.

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

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. By removing significant amounts of

concrete prior to construction it is expected to improve the landscape or biodiversity value of the property's side and front garden and improve sustainable urban drainage.

CONCLUSION:

The proposed garden outbuilding will provide the applicant with a dedicated personal office space in the garden of the property, which will benefit from all year-round use. It will also allow the applicant the flexibility to work from home, 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 have been removed. Accessibility to the existing ground floor will be unaffected.

The garden is privately owned, and has already been enhanced by the planting of new UK-native trees and hedges. The amount of planting space and natural drainage in the garden/driveway has been increased by the removal of the previous concrete garage.

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, and informal consultation with neighbours and the Dartmouth Conservation Area Committee we believe that the building will not result in a detrimental impact on the character of the area.