

**DESIGN AND ACCESS STATEMENT**  
**FOR PLANNING APPLICATION TO**  
**PLACE BICYCLE AND BIN STORE**  
**IN FRONT GARDEN**  
**28 RODERICK ROAD**  
**LONDON NW3 2NL**

REV A JULY 2023

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## **1.0 DESIGN AND ACCESS INFORMATION**

### **1.1 Introduction**

- 1.1.1 This application is made under the Town and Country Planning Act (TCPA) 1990 for Planning Permission for works in connection with Change of Use at 28 Roderick Road, London NW3 2NL.
- 1.1.2 The works comprise the installation of timber enclosures to store unsightly waste and recycling bins and securely keep bicycles on site along with there replacement of single glazed timber sash windows with double glazed timber sash windows to match the original.
- 1.1.3 At ground floor level this application is to infill the small courtyard formed by a previous rear extension to provide access between kitchen and dining room.
- 1.1.4 This application is a new application following an earlier application 2023/0935/P which was refused due to the oversized nature of the bicycle and bin store. The structure has been reduced in height, depth and width though still extends across most of the width available in order to accommodate contents. The proposed green stain has also been omitted as the colour of the natural treated timber is more in keeping with other units along the road and sits better with the yellow stock brick of the house.

### **1.2 Heritage and Planning**

- 1.2.1 28 Roderick Road is a mid terrace single family dwelling within the Mansfield Conservation Area. It is not a listed building.
- 1.2.2 The house is currently undergoing refurbishment and in line with local and national green energy policy there will be no gas boiler fitted at the site. Insulation will be upgraded internally and heating and hot water will be supplied by new electric heat batteries.
- 1.2.3 The replacement of windows is permitted development as long as the appearance is not altered. The timber of the single glazed sash windows has deteriorated substantially and will be replaced with new double glazed timber sash windows timber to exactly match the original. This accords with advice at [https://www.camden.gov.uk/doors-windows-planning-permission?pl\\_back\\_url=https%3A%2F%2Fwww.camden.gov.uk%2Fsearch%3Fp\\_id%3Dcom\\_liferay\\_portal\\_search\\_web\\_portlet\\_SearchPortlet%26p\\_p\\_lifecycle%3D0%26p\\_p\\_state%3Dmaximized%26p\\_p\\_mode%3Dview%26\\_com\\_liferay\\_portal\\_search\\_web\\_portlet\\_SearchPortlet\\_redirect%3Dhttps%253A%252F%252Fwww.camden.gov.uk%252Fsearch%253Fp\\_id%253Dcom\\_liferay\\_portal\\_search\\_web\\_portlet\\_SearchPortlet%2526p\\_p\\_lifecycle%253D0%2526p\\_p\\_mode%253Dview%2526p\\_p\\_state%253Dnormal%26\\_com\\_liferay\\_portal\\_search\\_web\\_portlet\\_SearchPortlet\\_mvcPath%3D%252Fsearch.jsp%26\\_com\\_liferay\\_portal\\_search\\_web\\_portlet\\_SearchPortlet\\_keywords%3Ddouble%2Bglazing%2Band%2Bplanning%2Bpermission%26\\_com\\_liferay\\_portal\\_search\\_web\\_portlet\\_SearchPortlet\\_entryClassName%3Duk.gov.camden.page.model.Page](https://www.camden.gov.uk/doors-windows-planning-permission?pl_back_url=https%3A%2F%2Fwww.camden.gov.uk%2Fsearch%3Fp_id%3Dcom_liferay_portal_search_web_portlet_SearchPortlet%26p_p_lifecycle%3D0%26p_p_state%3Dmaximized%26p_p_mode%3Dview%26_com_liferay_portal_search_web_portlet_SearchPortlet_redirect%3Dhttps%253A%252F%252Fwww.camden.gov.uk%252Fsearch%253Fp_id%253Dcom_liferay_portal_search_web_portlet_SearchPortlet%2526p_p_lifecycle%253D0%2526p_p_mode%253Dview%2526p_p_state%253Dnormal%26_com_liferay_portal_search_web_portlet_SearchPortlet_mvcPath%3D%252Fsearch.jsp%26_com_liferay_portal_search_web_portlet_SearchPortlet_keywords%3Ddouble%2Bglazing%2Band%2Bplanning%2Bpermission%26_com_liferay_portal_search_web_portlet_SearchPortlet_entryClassName%3Duk.gov.camden.page.model.Page)
- 1.2.4 Camden transport policy encourages cycling and a secure weatherproof storage unit is essential to facilitate their use. The proposed enclosure will house 2no adult and 2no children's bicycles ensuring the family perpetuates cycle culture. A variety of enclosures have been installed along the Road although it appears only number 67 has planning consent.
- 1.2.5 This application includes the removal of an existing bin store in the front garden which has been poorly maintained and does not allow for storage of the wheelie bins in use in Camden. The new bin store will enclose the bins which are an unsightly presence along Roderick Road.

### **1.3 Design**

- 1.3.1 The bicycle and bin store will be of timber construction with a horizontal batten external cladding in a natural treated timber whose colour sits well with the London Stock bricks of the houses along the street. The roof will have a felt covering with a slight upstand to accommodate a green sedum roof. A slight slope on the roof will tilt the sedum roof toward the public footpath.
- 1.3.2 The units will be sited inside the existing original railings which were overgrown with a dying jasmine from next door and are in need of repair and redecorating. The railings will be cleared and refurbished and the flowerbed between the railings and the storage unit will be planted with a bamboo screen to enhance the railings and screen the enclosure.
- 1.3.3 The new double glazed timber sash windows will match the existing in all details and be painted white to match adjacent stonework and trims.

### **1.4 Landscaping**

- 1.4.1 Many front gardens along Roderick Road have been fully paved but at number 28 there is no plan to increase the existing hard landscaping while the areas of planting will be increased. The soft planting bed between the railings and the new bike and bin stores will be planted with a non invasive, slow growing bamboo with a maximum height of 1200mm. This will augment the appearance of the railings and provide a green screen that will not become excessively wide or high. The existing bay tree has now been pruned and will be retained. A sedum mat will be laid over the top of the bike/bin store to slow water run-off and two new olive trees in pots will be added to complete the re-greening of the front garden area.

### **1.5 Access**

- 1.5.1 Access to and within the house will remain as existing. Although the house itself has virtually level access from the public pavement, once inside the house is split level with the main reception and bedrooms on one level and the rear rooms on each level half a storey down.

### **1.6 Sustainability**

- 1.6.1 Environmental sustainability of the house will be improved through providing additional insulation internally, upgrading windows to double glazed, and removing all gas appliances.
- 1.6.2 Weatherproof and secure provision for bicycles in an accessible position will make possible cycling commutes and the adoption of cycle transport for the next generation.
- 1.6.3 Cultural sustainability is provided by encouraging a growing multigenerational family to stay within the area making use of and contributing to the local community.

**2.1 Front Elevation 28 Roderick Road**



**2.2 Front Garden and Railings 28 Roderick Road with neighbour's overgrown jasmine to be removed**





### 2.3 Bins along Roderick Road without enclosures



## 2.4 Bin and Bicycle stores along Roderick Road







