

R.A.C.

DRAUGHTING SERVICES

RAC/KAC/763

24th Oct. 2024.

DESIGN & ACCESS STATEMENT

RE: PROPOSED GARDEN ROOM to
No.146. A. FELLOWS ROAD, CAMDEN, LONDON, NW3 3JH.

PLANNING PORTAL REF: PP - 13478278

Background

The existing site contains a 4 Storey Terraced Property that has been divided into Separate Flats.
The Basement Flat has Sole Access to the Rear Garden.
There is No-Road Parking to the Property.

Proposal

The proposal is to Remove the Existing Garden Shed.
Construct a New SIPs Construction Garden Room

Assessment

The proposal would Enhance this Family's outdoor living as the existing Shed is in poor condition & need of replacement.
Because of the Nature of the Ground Screw Construction for the Garden Room base, the adjacent Tree Roots are not impacted by this Construction method so as not to affect any Tree Preservation Orders.

Scale

The application has been considerate in terms of location, scale & appearance regarding the existing & surrounding Properties.
All sizes are detailed on Proposed Plans & Elevations D002.

Design

The design is in keeping with the proposed location of the dwelling & all materials will be sympathetic to the surrounding area.

Access

The current access to the front of the property will not be affected by this proposal.
The current access to the rear of the property will not be affected by this proposal.