

## **DESIGN & ACCESS STATEMENT for PROPOSED GARDEN STORE at 47a FITZROY ROAD NW1 8TP.**

This application is for the erection of a garden store to facilitate the keeping of valuable leisure equipment e.g. bicycles and sports paraphernalia in a dry, safe and secure environment.

The property is situated within the Primrose Hill Conservation Area.

Camden Councils' Conservation Area Statement – Primrose Hill (2000) states that 47a Fitzroy Road is part of a building which makes a positive contribution to the character and appearance of the Conservation Area.

The statement does not provide any specific guidance on the depiction of garden storage facility.

However the construction will be comprised of natural materials namely western red cedar facings and hardwood window and door.

The overall dimensions will be limited to no more than that which will fulfil its purpose and be of minimal height of approximately half metre above perimeter wall. (Trees and vegetation in surrounding properties will shield it from view).

In accordance with Council Policy the application preserves the appearance of the Conservation Area.