

Planning
Camden Town Hall
Judd Street
London
WC1H 9JE

15 March 2012

Dear Sirs,

Re: Land adjoining 6 Bacon's Lane, London, N6 6BL - Planning Application for new ancillary garden building

Please find enclosed Full Planning Application including:

1. 4 copies of the application form
2. 4 copies of the Design and Access Statement
3. 4 copies of drawings 46/P1 – P8 inclusive
4. 4 copies of existing site photos and proposed site context model
5. Cheque for £335

Yours faithfully,

Phin Manasseh

DESIGN AND ACCESS STATEMENT

The site lies adjacent to the curtilage of 6 Bacon's Lane (built 1959) and was bought after its completion in the 1970's. 6 Bacon's Lane was designed by Leonard Manasseh and was listed 10 August 2009. The land adjacent is not part of this listing.

Leonard and Sarah Manasseh still live at 6 Bacon's Lane and own it. They have asked me to design a small ancillary building (granny flat) on the adjacent land to provide modest accommodation for visiting friends or family or a carer if and when necessary.

The building will only ever belong to the owners of 6 Bacon's Lane. All services and drainage will be shared and it will only be accessible from the garden of no.6.

On 24 November 2011, I spoke with David Peres da Costa at Camden Planning Department. He suggested that a Full Planning Application be made rather than a Householder Application since the site is separate from the listed 6 Bacon's Lane. He then suggested writing the covering letter to explain that the adjoining land is under the same ownership.

Design

The site is bounded to the north by a brick wall of a garden building in the neighbour's garden (103 Swains Lane), to the east by a garden wall shared with the same neighbour, and to the west by the garden of 6 Bacon's Lane with its 2 garden sheds. The proposed building has 2 tiny courtyards and a small garden. The courtyard to the north allows natural light and ventilation and ensures separation with the neighbour's garden building. The middle courtyard aligns with the garden paving to the south of 6 Bacon's Lane, allows natural light and ventilation and is where entrance is made. The tiny garden is to the south and made with the remaining land.

The proposed building is low-lying. There is a wide gutter/flat roof which sets the body of the building (and its pitched roof) back from the neighbour's garden wall. The whole building lies within the existing obstruction angle between the ridge of No.6 and the existing neighbour's garden wall.

The garden building is unassuming and simple. It is like this to acknowledge its garden setting and to preserve the dignity of 6 Bacon's Lane by not competing with it. It is timber framed with black Onduline roof sheeting and horizontal timber boarding for the walls. Windows are timber and high performance. The building exceeds Building Regulations for thermal insulation.

Access

Access is level to the entrance and throughout the interior.

There are 3 existing parking spaces but only 2 spaces are used