

**2 GLENILLA ROAD NW3**

**INSTALLATION OF GARDEN PLAY EQUIPMENT  
DESIGN AND ACCESS STATEMENT**

We have been advised that as the erection of garden play equipment to the rear garden of the above house, would result in a notional volume being created in addition to what is allowed under permitted development rights, it is necessary to apply for planning consent to erect the proposed climbing frames and play house.



AERIAL VIEW OF HOUSE AND GARDEN



## **INTRODUCTION**

The site is the rear garden to a house on Glenilla Road, London NW3. The garden is currently landscaped and has a shed and swing located under existing tall Cherry laurels at the bottom of the garden.

The proposal allows for re landscaping the garden to allow for a child centred design including a raised deck, play house, rope bridge and slide. The raised deck and tree house is designed to be largely concealed within the foliage of the very large existing Cherry laurel and will only be partially viewed from the house, or from adjoining gardens.

## **OVERLOOKING ISSUES**

The raised deck and play house is kept off all the boundaries, and is also screened by new bamboo and other tall plants. Also the raised deck of the play equipment is below the level of the garden fence.

The play house and raised deck is located close to the boundary to the bottom of the gardens to houses on Belsize Avenue , over 20m from the rear of the buildings. It is also on the opposite side of the garden from the boundary with the adjoining house at 4 Glenilla Road.

## **ACCESS ISSUES**

The provision of the garden play equipment will have no adverse effect on access to and within the house at 2 Glenilla Road.

## **CONCLUSION**

- The proposal will be largely screened from view by the existing large Cherry Laurel bushes.
- New Bamboo and other tall plants will be planted on the boundary to screen the raised deck and play house further from the bottom of adjacent gardens.
- The proposal is located on the site as far as possible from adjacent buildings, and will have no adverse effect on the amenity of adjacent residential properties.





VIEW OF REAR OF GARDEN FROM PATIO



EXISTING SHED AND SWING BELOW CHERRY LAURELS  
SITE OF PROPOSED PLAY HOUSE AND RAISED DECK

END