

## **Garden Decking Application – The Rook, Sandy Road**

# **DESIGN AND ACCESS STATEMENT**

18 APR 2007

## **INTRODUCTION**

The Rook, Sandy Road is a 4 storey house which forms part of a group of individual buildings fronting onto the small cul de sac of Sandy Road, off New End Way, and adjacent to the Western arm of the Hampstead Heath Extension.

The garden to the rear of the property is currently around 1.5m below the existing ground floor level to the house, and the street level on Sandy Road. To the East there is a two storey high imperforate brick wall to the buildings to the rear of Bay Tree Cottage, and to the North there is a brick wall and high evergreen hedge to the bottom of the garden of No 3 North End Way. To the east there is a brick wall and partial end elevation of the adjoining Heath Studios building.

It can be seen that at present the garden is enclosed on three sides. In 2005 planning permission was granted for the development of a new two storey house on the land adjoining the Rook (2005/2883/P). When this development is implemented the sense of enclosure and potential loss of light may be further increased.

This proposal is to create a landscaped timber deck at the same level as the ground floor of the house at the same level as Sandy Road. By raising the level of the garden the sense of enclosure of the garden, and potential loss of light will be diminished.

## **OVERLOOKING**

The only planning issue which appears to be relevant to this application, is that of any possible overlooking of adjacent properties and gardens. The raised garden deck level will have no impact on the properties to the east of the house owing to the existing two storey high wall to the rear of Bay Tree Cottage. To the north the existing evergreen hedge would still be above eye level to the new garden level and hence no overlooking would be possible. The application also includes for a 1.8m high trellis on this elevation to ensure that even without the presence of the hedge no overlooking is possible to the rear garden of No 3 West End Way.

To the north the existing patio garden to the Heath Studios building is currently overlooked by the existing ground floor projecting terrace, as would be the rear windows of the new development proposed on the adjacent site.

The proposed garden deck would incorporate a 1.8m high timber trellis along this boundary which will alleviate the possibility of overlooking to either of these properties .

## **LOSS OF LIGHT**

By raising a 1.8m high trellis on the boundary with Heath Studios and the new proposed house to the side of the Rook there would be no demonstrable loss of light to these properties. Both buildings benefit from enjoying an open aspect to their western boundary, an aspect which is most unlikely to alter as they are built against Heath Passage which is a protected right of way from Sandy Road onto West End Lane.

## **ACCESS**

Access to the house from the street will be unaffected by the proposal. However access from the house onto the garden area will be greatly improved allowing level access from the ground floor to the whole of the garden to wheelchair users or those with ambulant disabilities.

## **CONCLUSION**

The proposed garden decking would have a beneficial effect on the amenity value of the garden to the Rook, decreasing the sense of enclosure and increasing available light and sunlight which enters the garden. The presence of the raised deck, when coupled with the careful measures proposed by the applicant to prevent any overlooking, would not have any detrimental effect on adjacent properties.

**END**