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Design & Access Statement

Attn: London Borough of Camden
Project: Garden pavilion to the rear garden of existing mid-terrace property
Site Address: 107A Gaisford Street, London NW5 2EG

The proposed works include the construction of a single-storey, garden pavilion to the southern end of the rear garden at 107A Gaisford Street, an apartment to the ground and lower ground floors of an existing Victorian mid-terrace house. It is located in the London Borough of Camden and the Bartholomew Estate Conservation Area.

The pavilion would be discretely located at the rear of an existing lengthy garden, concealed behind an existing brick wall and high fencing, whilst also be concealed by surrounding mature vegetation. The impact on the amenity of the adjoining occupants will be minimal.

The extension is proposed to be finished in timber shingles which will silver over time and provide an aesthetically pleasing appearance, which will be sympathetic to its surroundings and in keeping with traditional garden structures. The new doors and roof lights to the pavilion will be aluminium-framed, with concealed framework to the head, sill and jambs of the extensions where possible, further reducing the visual impact of the proposal.

The above proposals ensure that the design is sympathetic to its surrounding context whilst also being visually and physically separate from the original dwelling house and neighbouring properties. The proposal will also be energy efficient and meet current Building Regulations.

Conclusion

The bulk, position and scale of the pavilion have been designed to minimise the visual impact of the proposal and its massing is sympathetic and proportional to its surrounding context. The scheme described above and in the accompanying drawings is of high quality, both in terms of design and materials, and proposes a sympathetic addition to the host property that will add to the appearance and character of the surrounding area, without detriment to the neighbouring properties.

The proposed works do not alter the existing use, pedestrian or disabled access and the existing vehicular and transport links remain unchanged