



DESIGN AND ACCESS STATEMENT FOR CAMDEN PLANNING APPLICATION – 10 April 2015

Flat 1, 48 Crediton Hill

See drawings 1521/(PL)001, (PL)002, (PL)003, (PL)004, and (PL)005

Crediton Hill, which is within the West End Green Conservation Area, is defined by large semi-detached and detached houses. 48 Crediton Hill is a four storey semi-detached, largely rendered property, that backs on to Cumberland Lawn Tennis. It was converted into 8 self contained units in 1971. Flat 1, the ground floor flat to the rear of the property is the subject of this application.

In 2012 planning permission was granted to extend and refurbish the ground floor flat. These alterations were to transform the flat into a more suitable family home. This work included a new landscaping scheme with patio and planting area.

Further to this application the occupants of the ground floor flat wish to construct a small timber shed in the garden. This is required to further enhance their family home by providing an outside storage space.

The shed will be constructed in the North-east corner of the rear garden. No changes are proposed to the front elevation and all works will not be visible from the street.

The shed will set back from the boundary walls, to be minimally intrusive to the neighbouring properties. The shed will be built on an area that is currently grassed over. No trees or large plants will need to be removed.

The timber framed shed will be constructed on a 150mm thick bearing slab(see drawings for more details). The shed will be clad with timber cladding boards with a door and small glazed window on the front elevation. The front elevation of the shed will face the ground floor property, so that the shed will only overlook this property and the garden. Therefore the shed will not overlook any neighbouring properties.

It is our belief that this proposals are necessary and justifiable addition to a family dwelling. Furthermore we belief that the proposed garden shed has been designed in a sensitive manner, with a minimal visual impact on its surroundings.