

MORFIELD EVEREST

CHARTERED BUILDING SURVEYING

Our ref: CamdenCouncil13.rm

Your ref:

14th July 2015

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London, WC1H 9JE

Dear sirs,

Re: 15 Akenside Road, London, NW3 5BT
Application for planning permission for provision of a cycle store and
upgrading concrete footpaths with resin bonded shingle pavings.

Planning and Design / Access Statement

I detail below the **Planning and Design / Access Statement** for the above proposed works.

15 Akenside Road comprises a four storey block of 14 flats.

There is currently no cycle storage serving the premises and there needs to be this facility to enable and encourage the residents to cycle instead of using vehicles.

The cycle store proposals include constructing the enclosure in timber to match in with the fencing and adjacent bin store / gates, all of which have been recently provided with full planning approval.

The cycle store will be predominantly hidden behind the timber fence and the very small area that will be visible will be constructed in the same material as the fence and consequently will be virtually indistinguishable.

The application cycle store proposals have been substantially reduced in number and height since the initial proposals submitted for comment, taking in to account planning officer's comments.

The footpaths to the building perimeter currently comprise unattractive basic concrete pavings slabs or mass concrete. The proposals comprise a resin bonded shingle which will have a far more up market and attractive appearance and is considered to be an enhancement to what is currently provided.

The planning design and access statement has been assessed as above and as follows:

Assessment - The cycle store will be constructed in timber to match adjacent
Physical and fencing, bin store enclosure and gates.

Involvement The proposal is considered to be an enhancement to the
character and appearance of the conservation area, appearance
of the host building, street scene and the Fitzjohns Netherhall
Conservation Area because of the design and materials
proposed.

The proposals have paid special attention to the desirability of
preserving or enhancing the character or appearance of the
conservation area, under s.72 of the Listed Buildings and
Conservation Areas Act 1990 as amended by the Enterprise and
Regulatory Reform Act (ERR) 2013.

Social - People in the area will not be adversely affected by these
works.

Economic - The development proposals will have no impact on the
local economy or value of the land, and will not affect any
other development options.

Planning - The development proposals are consistent with Development
Policy Plan policies.

I trust the above provides sufficient explanation for this planning application, but
please do not hesitate to contact me if you have any queries.

Yours sincerely,



Robert Morfield
Morfield Everest