BRIEF PLANNING DESIGN AND ACCESS STATEMENT

IN SUPPORT OF THE PLANNING APPLICATION

for

THE ERECTION OF A GARDEN ROOM GAZEBO

at

2 KEATS GROVE
HAMPSTEAD
LONDON NW3 2RT

OCTOBER 2015

TONY OKE
ARCHITECT

Coombe House,
9 Holly Lea
Jacobswell
Guildford, Surrey.
GU4 7PG

tony@tonyokearchitect.com
01483 516629

SITE CONTEXT

The development site comprises the rear garden of a Listed Grade II property to the South of Keats Grove in Hampstead.
The styles of the properties in this area are all varied in design but are all residential on multiple floor levels.
The ground level of the garden at its southern end is substantially raised to an un-made terrace area that presents some foundation evidence of a previous structure.

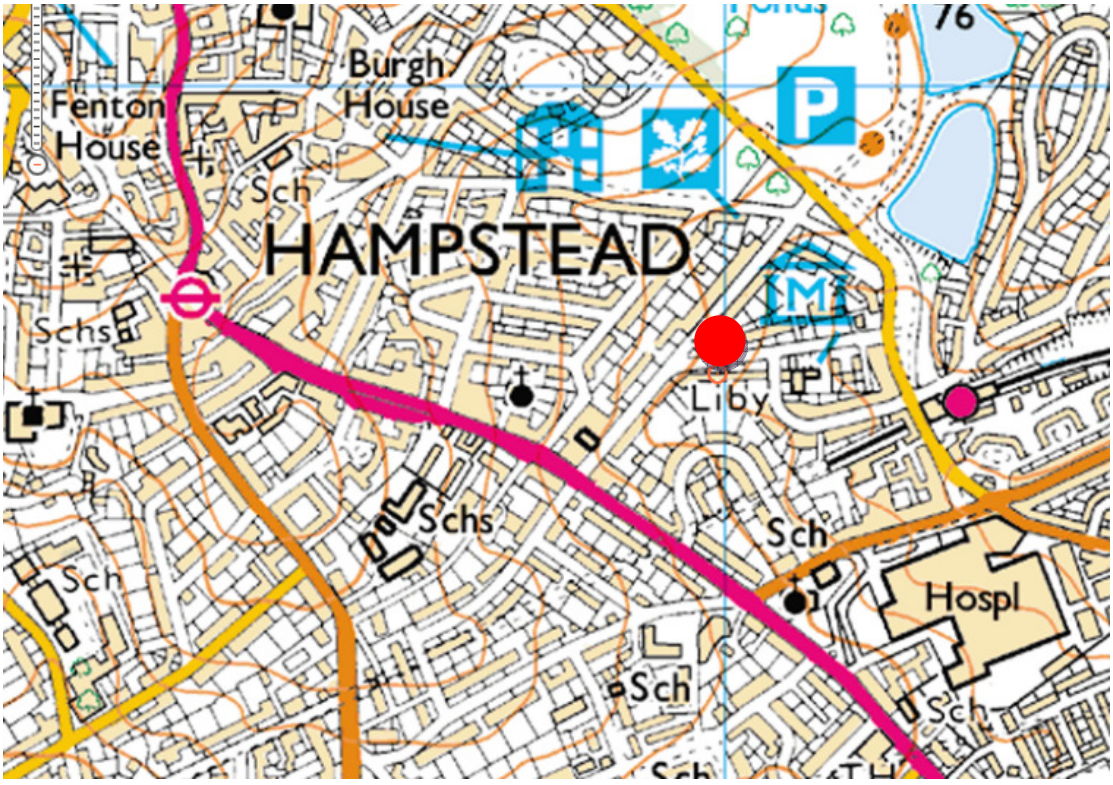


Photo 1: Location plan (Ordnance Survey)

Photo 2: Google Map View of the Site

TRANSPORT CONNECTIONS

The location of the site provides immediate access to all types of public transport connections. The site is within walking distance of Hampstead town centre

PLANNING HISTORY

The previous Planning Application History is as follows –

13-12-2002	PWX 02 02663 – Single Storey Rear Extension – Granted
31-03-1998	8870534 – Internal Alterations – Granted
08-10-1970	E7/19/9/9632 – Alterations to Single Family Dwelling - Granted

FLOOD RISK ASSESSMENT

The site itself is not within any Flood Risk Zones Environment Agency Map Below – refer to Photo 5.

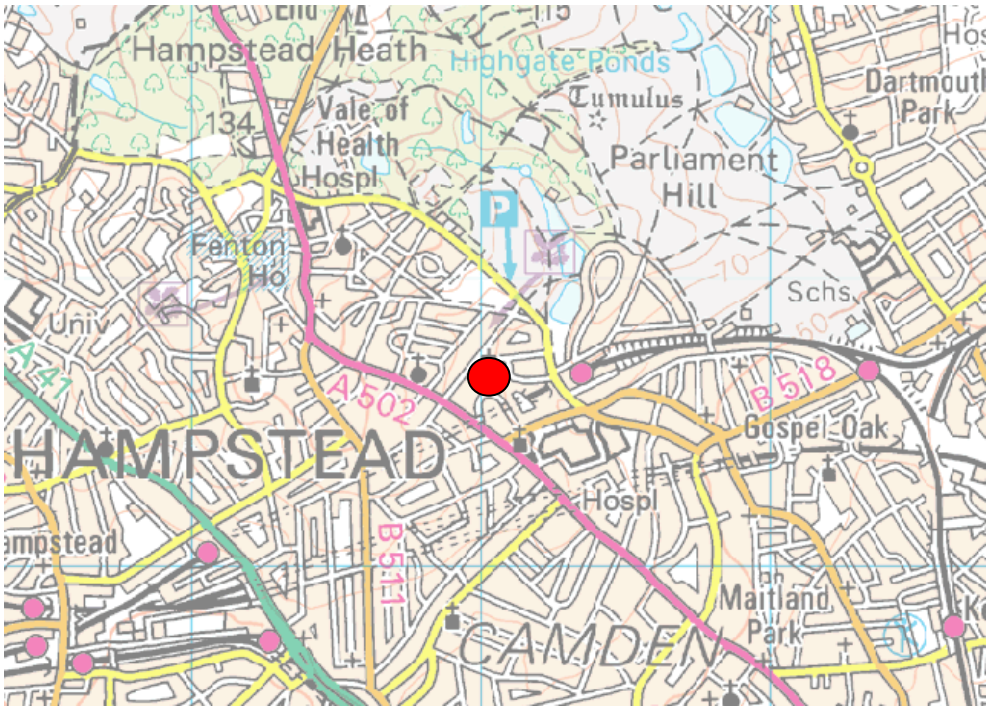


Photo 5: Flood Risk plan (Environment Agency)

SITE PROPERTIES

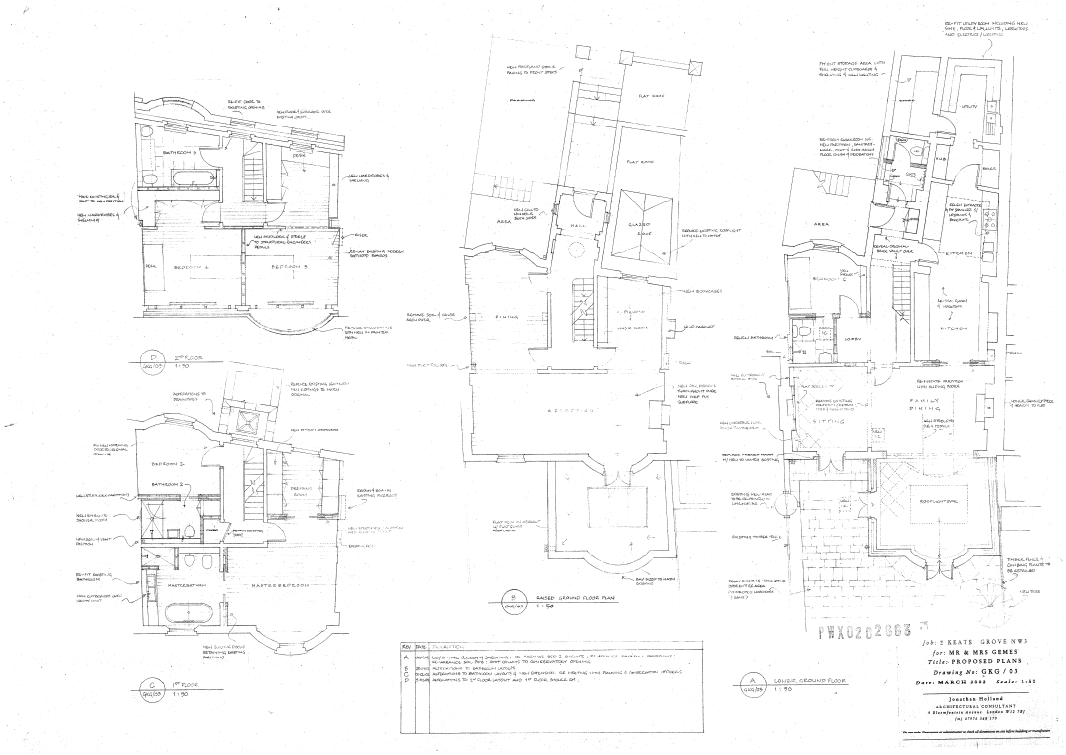
Photo 6: The Site viewed from the Garden (looking South)

The site at the rear of the property can be seen in photograph 6 above. The evidence of a previous structures foundations can be seen and furthermore that the site has not been landscaped.

The rear boundary wall provides a good screen to the properties behind that are at a raised level above the houses in Keats Grove.

Photo 7: Recent Single Storey Extension (looking North)

The design and style of the recently approved and constructed single storey rear extension can be seen in photograph 7 above. This scale and design style will form the basis of the garden Room Gazebo.



The drawings above are those approved for the single storey rear extension.

AMOUNT OF DEVELOPMENT

This proposal has been developed in accordance with the client's brief and to provide a single storey garden room gazebo of a modest size with a scale and design that accords with the listed property.

CONTENT AND SCALE

Consideration has been given to prepare a proposal that has no demonstrable harm on the amenities of the nearby residential developments. The scale and design of the building that is proposed accords with the style of the recently approved and constructed rear extension to the existing house. The height of the proposed building will not exceed that of the rear boundary garden wall.

LANDSCAPING

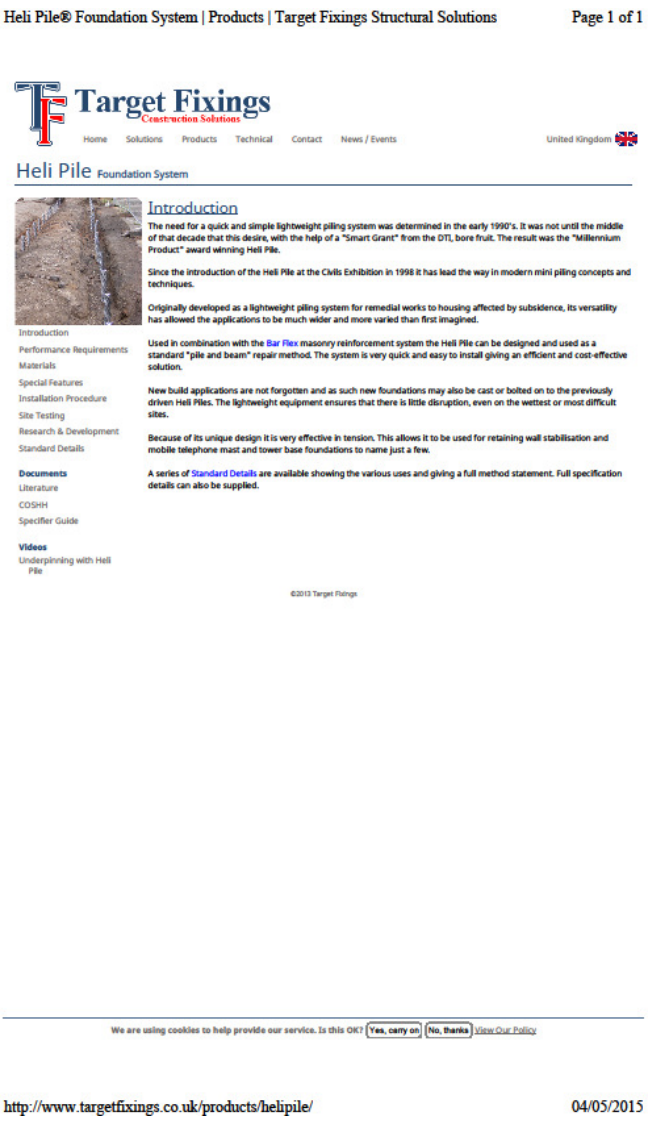
The existing boundary treatments and garden will be left intact and the proposal has no effect on the planted areas at all.

CONSTRUCTION

The site clearance will be planned in advance to ensure that there will be minimal disturbance of the neighbouring properties and that the noise and dust are reduced to minimum. The construction working hours will be limited as stated by the Environmental Health Department. This is to minimize the impact on the neighbourhood. It is proposed that all excavated material will be kept on site to 'cut and fill' the site to the new profile

Due to the limitation of access materials will be delivered to site not too far in advance to ensure that designated storage areas on the site will be sufficient for the material quantities. The construction proposed will be that of a pre-fabricated style with a panelled finish to match the existing property.

The foundations will be created using a helical type of pile similar to that illustrated below. This will reduce noise and dust and will protect the existing tree roots and wall foundations from damage.



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Heli Pile Foundation System

Introduction

The need for a quick and simple lightweight piling system was determined in the early 1990's. It was not until the middle of that decade that this desire, with the help of a "Smart Grant" from the DTI, bore fruit. The result was the "Millennium Product" award winning Heli Pile.

Since the introduction of the Heli Pile at the Civils Exhibition in 1998 it has lead the way in modern mini piling concepts and techniques.

Originally developed as a lightweight piling system for remedial works to housing affected by subsidence, its versatility has allowed the applications to be much wider and more varied than first imagined.

Used in combination with the Bar Flex masonry reinforcement system the Heli Pile can be designed and used as a standard "pile and beam" repair method. The system is very quick and easy to install giving an efficient and cost-effective solution.

New build applications are not forgotten and as such new foundations may also be cast or bolted on to the previously driven Heli Piles. The lightweight equipment ensures that there is little disruption, even on the wettest or most difficult sites.

Because of its unique design it is very effective in tension. This allows it to be used for retaining wall stabilisation and mobile telephone mast and tower base foundations to name just a few.

A series of Standard Details are available showing the various uses and giving a full method statement. Full specification details can also be supplied.

Introduction
Performance Requirements
Materials
Special Features
Installation Procedure
Site Testing
Research & Development
Standard Details

Documents
Literature
COSHH
Specifier Guide

Videos
Underpinning with Heli Pile

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http://www.targetfixings.co.uk/products/helipile/ 04/05/2015

All deliveries of materials will be controlled with banksmen to ensure that the safety of road users of the street is not compromised.

No contractor parking in Keats Grove will be permitted.

CONCLUSION

The proposal has no adverse impact on the surroundings and is demonstrated to be sustainable on all levels of consideration. All important design issues have been carefully considered and have been included within the design proposals.