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Erection of Timber Outbuilding

**5b Platts Lane
London
NW3 7NP**

Design and Access Statement

Prepared by:

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Date: Jan 16

Project No: 1100

1.0 INTRODUCTION

1.1 Site Location

The application site is located at the southern end of Platts Lane, close to the junction with the Finchley Road.

The application site is located within the Redington Frognall Conservation area

1.2 Site Description

The property comprises a ground floor flat, within an existing 4 storey semi-detached property.

The application also owns the rear garden area, which benefits from a separate gated access to the side of the property.

The side access incorporates a ramp down to the lower rear terrace area.

The main garden area is generally laid to lawn, at a raised level and accessed via steps, and incorporates a small pond together with a variety of mature trees.

The rear boundary is formed by the flank wall of no. 344 Finchley Road.

The side boundaries are enclosed by existing 1800mm high timber fences and further screened by the mature trees and planting.

1.3 Site Photographs



view of property frontage



view of side access to rear garden



rear garden viewed from decking area



rear garden



view from proposed cabin location

2.0 Application Proposals

The application comprises the installation of a new prefabricated timber cabin within the rear garden, as located on the site plan drawing.

The overall dimensions of the cabin are 4.0 x 3.0m.

The cabin has a pitched roof, which would be 2.65m high to the ridge above finished ground level (2.20m high to eaves)

3.0 Appearance

3.01 The proposed external materials to the new cabin would be as follows:

Walls -	horizontal softwood cladding with clear lacquer protective finish
Roof -	green felt shingles
Windows -	double glazed timber with clear lacquer finish
Doors -	double glazed timber with clear lacquer finish
Decking -	natural timber with clear lacquer finish
Base -	150mm high concrete base

3.02 Manufacturers Images



front view of cabin



perspective view of cabin

4.0 PROPOSED USE

Although the proposal is to erect an outbuilding to an existing residential property, the intention is to run a dog grooming business from the new building.

The existing dwelling will not be affected in any way and the business would be run entirely from the new outbuilding.

The business is already well established but the applicant is having to vacate his existing commercial premises and, combined with the increasing requirement for home care for his father, who also lives in the property, the relocation of the business to the applicant home address would be very beneficial from both points of view.

The business would be run by the applicant, who would be the sole employee.

The current business has a very good client base and reputation around the local area and great support from the local community.

The applicant also contributes to local charities such as the All Dogs Matter dogs charity offering free grooms for rescued dogs and supporting their events.

At peak times the business would deal with a maximum of 3 dogs per day.

Dogs are normally collected by the applicant and dropped back off to customers living within 15 minutes walking distance.

Clients would be booked strictly by appointment only, as is the current arrangement.

There would not therefore be any significant increase in traffic to the application site.

Hours of business would be 10.00am to 4.30pm, Monday to Friday only.

The dog grooming process would include brushing, washing, drying and hair cutting all of which are activities which many dog owners choose to undertake themselves in their own homes.

The applicant's experience shows that the dogs enjoy the grooming process and neighbours would not therefore be disturbed by barking of distressed dogs.

The running of the business would not therefore result in any unusual activities within the residential area or any nuisance to neighbours.

The proposed outbuilding would be located within the rear corner of the garden, which already suffers from some noise disturbance from the adjoining car park and the busy Finchley Road.

Existing noise levels would not therefore be increased as a result of the proposals.

Customers who do wish to drop their dogs off would have access to the new premises via the side access gate and the occupants of the existing building would not therefore be disturbed.

5.0 SUSTAINIBILITY

The proposal comprises a prefabricated timber structure, using timber from a sustainable, managed source.

The premises will be unheated and would not therefore increase the carbon footprint of the existing property.

6.0 ACCESS

The proposal incorporates all inclusive access.

Access to the rear garden area is provided via a ramped side access, the slope and width of which is suitable to accommodate wheelchair users.

Client's visiting the premises to drop off their dogs will be met by the applicant on the rear patio area and there would be no need for them to negotiate the existing steps up to the garden area.