

Design & Access Statement

29 Goldhurst Terrace, London, NW6 3HB

Planning Application for Bike Store

March 2016

Location & Background

29 Goldhurst Terrace is a period mid-terrace building in the Swiss Cottage Conservation area in the London Borough of Camden, located within 5 minute walk from Finchley Road and Swiss Cottage underground stations. The O2 shopping centre as well as the local shops and cafes are also within easy reach.



Map View

History

The use of this property is a single family residential dwelling and remains as such with this proposal.

For some years, the property had been converted from a single residence into self-contained flats.

Existing Front Elevation

Site

The Proposal

The existing front garden has perimeter planter at the front boundary with the remaining material treatment as paving. The refuse bins are stored to the front garden.

This planning application is solely for the introduction of 3 bike sheds in the front garden. The bike sheds will house bicycles as the applicant is a keen cyclist and requires a practical and secure storage solution. The bins will be reduced from 3 to 2 as there is no longer a requirement for the extra wheelie bin, this will be sited alongside the planter and bike shed. The existing and proposed shrubbery will screen the bike store and bins , thus retaining the consistency on the street scene.

Materials & Details

The bike stores will be of metal construction, will be galvanised and finished in white polyester powder coated paint. This is a robust and secure application. Asgard are the manufacturer, please refer to the submitted document Bike Storage Asgard for further details.

Garden

The proposal utilises the front garden space and tidies up the existing arrangement . The existing perimeter soft landscaping will be retained and offers a green buffer at the boundary to Goldhurst Road. The view from the streetscape will be improved.

Access

Bikes are brought through the house causing clutter and lack of use, due to impracticality issues. The proposed location will be practical and secure. Currently, the location of refuse and recycling bins will remain as existing but will be housed with one of the bike stores to retain the front garden in a tidy order. the collection point will be the same.

Based on the above, the site will not have any accessibility issues.

Conclusion

The overall vision and objective is to create a quality solution to the front garden to appropriately house the bikes, within the existing fabric of the building by sensitive design that will preserve and enhance the character of the existing dwelling and surrounding area.