

UNDERCOVER

ARCHITECTURE LTD

No.65A Quickswood, London NW3 3SA

DESIGN & ACCESS STATEMENT & PLANNING STATEMENT

For

“ The addition of bins and bike storage behind the fence

26th July 2016

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1. Introduction

This Design and Access Statement accompanies an application for the addition of a bin storage area and a bike storage shed at 65A Quickswood, London NW3 3SA.

This document is in support of a full planning application for the above proposed development at No.65A Quickswood, London NW3 3SA. It should be noted that this application seeks approval for changes in existing, and new fenestration in the consented scheme, ref: 2013/0895/P, 2014/7864/P

This application has been prepared by Undercover Architecture and is being submitted on behalf of Mr Adam Simmonds, the freehold owner of No.65A Quickswood. Mr Simmonds also owns the adjoining house at No.65 Quickswood.

2. Site Location and Description

Quickswood is a private estate road that forms part of the Chalcot Park Estate (CEL). The Chalcot Park Estate is a 20th Century residential development comprising a mix of terraced housing with garages and on-street private parking.

The Application Site (outlined in red on the Location Plan) has a total area of 90 sq.m. No.65A Quickswood is the new end-of-terrace house at the south-western corner of the junction of Primrose Hill Road / Adelaide Road.

3. Design Objective

The objective of the proposed work is to enhance the quality of life, to improve the comfort of living and to maintain to keep disruption to neighbours to a minimum.

4. Design Proposal

Our proposal is to add a bike storage and a bin storage in the garden, which are hidden behind the newly erected boundary fence. The height of the proposed fence is to match existing fence. The height of the storage is lower than the fence; therefore, it is hidden and discreet from the pedestrian. The proposed location is to ease to access from path. A single door opening to the bin storage is proposed to the boundary fence, which is accessible from path.

4. Use

The house will remain as a single residential dwelling. There is no change in associated private/public spaces and their interrelationship.

5. Scale

The proposed bike storage is approximately 1400mm (W) x 2000mm (L) x 1800mm (H). The proposed bin storage is approximately 1000mm (W) x 2000mm (L) x 1500mm (H). The location is at rear and set back from the boundary fence erected at Primrose hill road; therefore, hidden from public pedestrians.

6. Access

Access to the property is proposed to remain the same as previous proposal.