

Elizabeth A. Swainston

CHARTERED ARCHITECTS

Design and Access Statement Garages at the rear of White Court, 41A Platts Lane, NW3 7PL accessed from Briardale Gardens

I copy below an email sent by my clients, directors of The White Court Residents' Association, to L.B. of Camden Enforcement Officer explaining the history of the garages.

'Please let me explain the situation with our garages. Three garages with a side room for garbage have been built long time ago (I don't know when but they are clearly drawn in White Court lease documents). Due to lack of maintenance a roof of the garbage room collapsed before 1991 and was never replaced. Recently, remaining roof over three garages also caved in and represented serious hazard to our residents. In addition, one of the inside walls cracked and was in danger of collapse. That was when we had to take action and repair our garages. I want to point out that this was necessary and well overdue repair work.

Repair work that we have undertaken included the following:

- 1) Removal of the old roof.*
- 2) Rebuilding of only one wall that was in danger of collapse*
- 3) Repair of surface inside the garages*
- 4) Putting up new roof over three garages and garbage room*

None of the work done could be considered as new development. We have used the same type of roof, outside walls of the garages haven't been modified in any way, all dimensions of the building have stayed the same as before. We believe that garages were repaired on a "like for like" basis.'

I would confirm that the rear wall of the garages which is the boundary wall with no. 43 Platts Lane to the north; the boundary wall with no. 1 Briardale Gardens to the west, and the east wall of the garages are unaltered.

The west wall of the garage block, the wall referred to as being 'in danger of collapse', has been rebuilt using a red facing brick externally. The new, insulated roof, overhangs the bin area and is supported on steels spanning between the rear wall and new matching brick piers between the garage entrances. Fixed, polycarbonate, domed rooflights, one to each garage, have been set into the roof to reduce the need for artificial lighting. The roof is finished in felt with proprietary white fascia boards and black rainwater goods. Each garage will have a pair of hinged, stained timber boarded doors as before.

For comparison, a photograph of the original garages, taken some years ago and a photograph taken in July this year of the garages under re-construction have been submitted as part of this retrospective planning application.

Access to the garage area is unchanged, behind high timber gates.

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