

Design & Access Statement

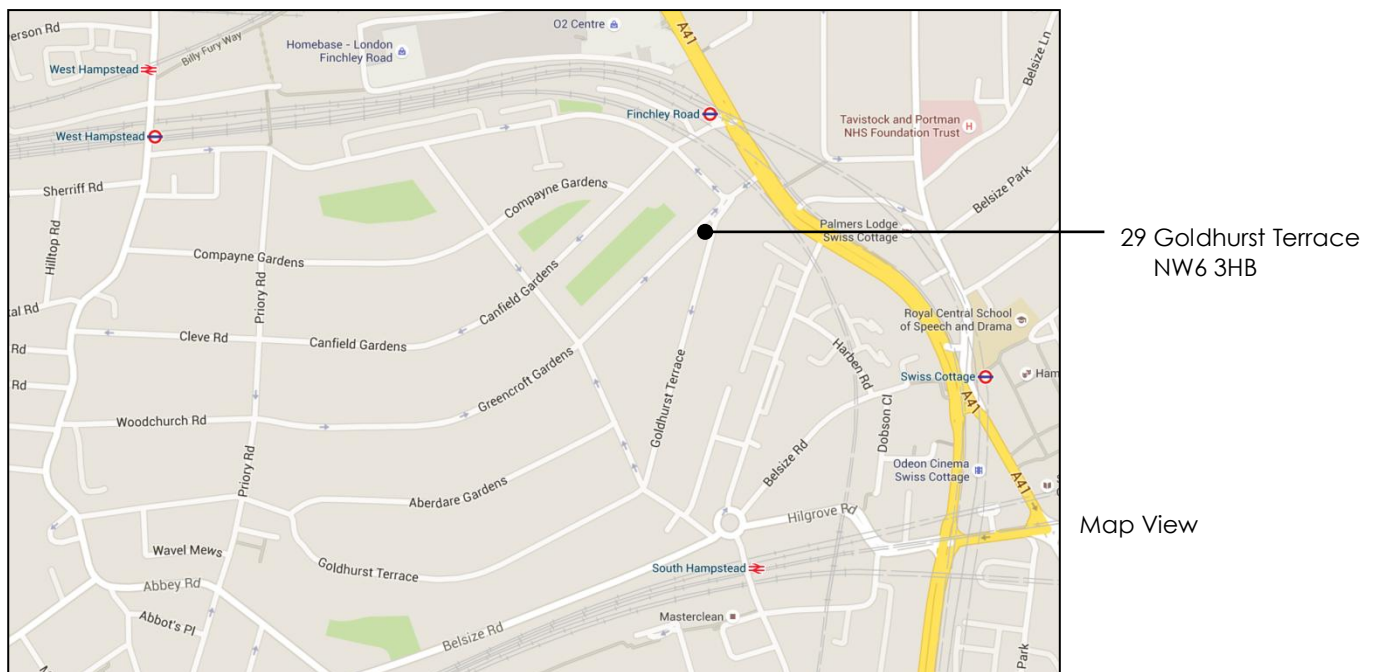
29 Goldhurst Terrace, London, NW6 3HB

Planning Application for Bike Store

November 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.



History

The property is a single family residential dwelling and remains as such with this proposal. The property was built as a single-residence, but for some years had been converted into self-contained flats.

The Proposal

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

This planning application is solely for the introduction of a bike shed in the front garden.

The bike shed will house bicycles for the six residents who are keen cyclists and require practical and secure storage. The bins will be sited between the retained planter and bike shed. Existing and proposed shrubbery will screen the bike store and bins, the street scene will be unaffected by the proposal. The amount of vegetation in the front garden will be substantially increased by the introduction of a 'green' roofed shed.

Materials & Details

The shed will be clad in larch-wood topped with a 'green' roof and will be constructed by Brighton Bike Sheds. The 'green' roof is pre-grown sedum - a hardy alpine with a mix of flowers - growing to 10-15cm in

height. The roof will provide floral beauty and ecologically sensitive biodiversity at a natural viewing height. Please refer to the photographs of a similar shed, constructed by Brighton Bike Sheds, submitted as an appendix to this document.

Garden

The proposal tidies up the existing front garden. The existing front planter will be retained and offers a green buffer at the boundary to Goldhurst Road. Existing, retained, shrubbery and retained storage of refuse bins in the front planter will screen the shed from the road. The shed's green roof significantly adds to the proportion of vegetation in the front garden, which currently is largely paved.

To minimize the impact of the shed the proposal is to drop the shed by 200mm into an excavated pit, reducing its visibility.

Access

Currently bikes are brought through the house causing clutter and lack of use. The proposed location will be practical and secure.

The collection point of refuse and recycling bins will remain as existing but the bins will be kept in tidier order, slotting in between the shed and the planter at the front of the property.

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.

Increasing the facility of bike-use will increase the amount of bike-use with a corresponding decrease in car and other carbon-reliant methods of transportation.

Appendix I

Example of similar shed construction from Brighton Bike Sheds



The proposed shed will have the same 'green' roofing and cladding, but will be sized as per the submitted plans. The proposed shed will also feature doors that will slide, one in front of another, rather than (as illustrated above) doors that open outwards.

Appendix Two - Planning History

This is the third submission for planning permission for bike storage at the front of the property.

In 2011 the residents submitted plans (2011/0334/P) for an ambitious subterranean bike shed, which were approved. Unfortunately issues relating to the sewage and other underground pipes, as well the cost of excavation and reconstruction of a stairway to the proposed site meant that these plans were financially unviable and that permission lapsed.

Earlier this year the residents submitted plans (2016/2054/P) for a metal shed which were rejected. In correspondence shared by the planning officer responsible three reasons were given for the rejection. The current proposal addresses these reasons positively.

- The former proposal was deemed to have inappropriately reduced the amount of garden-space at the front of the property. The current proposal features a 'green' roof. In the current proposal the existing flower bed will be reduced by approximately 1.75m² and the green roof on the shed will add almost 5m² of plant-life to the front of the property. More information on the proposed roof can be found at <http://www.brightonbikesheds.co.uk/pages/green-roof-system>.
- The former proposal was deemed to feature unsympathetic materials - galvanised metal coated in white polyester powder paint. The current proposal is for a wood clad shed, with a 'green' roof.
- Concern was raised regarding the visual impact of the shed. The current proposal is to drop the shed into a shallow excavated pit reducing its visual impact.

Appendix 3 - Other Sheds on the Block

**Sheds and Stores in Front Gardens Along Goldhurst Terrace
Between Jncts Greencroft Terrace & Fairhazel Gardens**

