

11 Mansion Gardens

Design and Access Statement

Car Parking Space

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Prepared by Ecos Maclean Ltd



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Engineering - materials, energy, structure

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The Context

The property is modern detached house on a new estate.

The estate is covered by an Article 4 directive which removes permitted development rights on the estate.

The property has a long open garden beside the estate road and the gable end wall faces the road and entrance.

The ground floor garage has been converted to provide additional living space. The garden to the side of the dwelling is planned to be re-landscaped as part of the refurbishment works, with the intension of creating a more attractive private amenity area, with reduce overlooking from the estate road.

Appraisal

The proposed alterations are:

1. Addition of new fence placed on top of existing brick boundary wall.
2. Create a new parking space in the garden.

The new fence is designed with vertical boards to be similar in appearance to the material used for the close boarded fences abutting other parts of the estate road.

The location of the new parking space will therefore be screened by the new fence and planting and will be a discreet alteration.

The parking space provides for the space lost by the conversion of the garage and so there is no increase in parking provision, rather a relocation of existing permitted parking space.

The parking arrangement in the garage was poorly located, with a very tight access from the shared driveway.

The Parking Standards for Camden indicate one parking space per dwelling which this proposal conforms with.

In addition the provision is being made within a private estate and from an unadopted estate road and so does not conflict with Highways standards concerning drive-over of the public footpath.

Impact on trees

The design of the fence on top of the wall avoids impact on the existing trees on site.

The creation of the new parking space will be within the tree protection zone of several of the retained trees.

The Arboricultural report makes clear the ways in which impacts can be mitigated using do dig approach to surface treatment and replanting one tree accidentally lost in a new location.