

PLANNING, DESIGN & ACCESS STATEMENTS

Application for New Bike Store

17th March 2020

Project;
Bike Store
35 Swains Lane
Holly Lodge Estate
LONDON
N6 6QL



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1. Introduction

This application is for a new bike store located in the front garden area.

The proposal is made on behalf of a family seeking to create a secure storage area for their cycles which they use on a day to day basis.



2. Site Context

The house is located in the Holly Lodge Estate Conservation Area, an Arts and Crafts style garden suburb development built in the 1920's. It is a semi-detached house facing Swains Lane.

The house and neighbours have a hard standing off-street parking area in the front garden enclosed, in the case of the applicant at No 35, by a brick garden wall approx. 1.2m high.

This wall continues on both boundaries to the property.



View of No. 33,35&37

3. Proposal Details

New Bike Store

The proposal is to erect a free-standing lockable metal bike shed for 4 bikes. This is a pre-manufactured product for 4 bikes and will be finished in dark green. It measures approx. 2.3x1m in plan and has a pitched roof of 1.1m high at the front and 1.3m high at the rear.

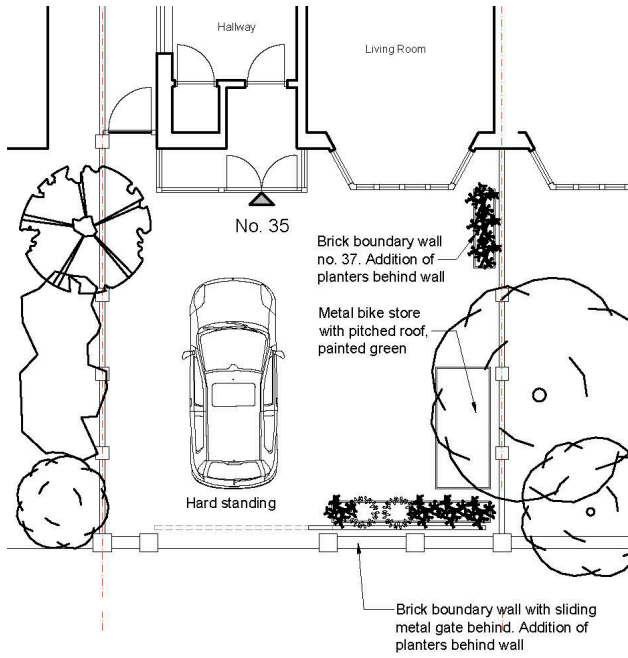
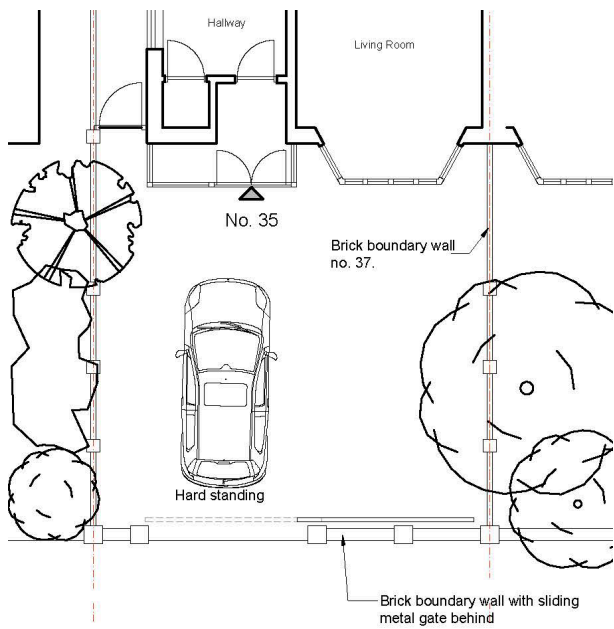
The proposed location is adjacent to the brick wall on the boundary with No. 37 towards the front of the garden and under a tree.

The intension is to add some further planters behind the front wall to help integrate this into the surroundings.

It will project a small distance above the garden wall but will be set into the garden by approx. 150mm.

The impact on the garden and surroundings will, we believe be minimal, due to its location behind the existing garden wall, the modest size and colour.





B. From Street

Scale line @ 1:100

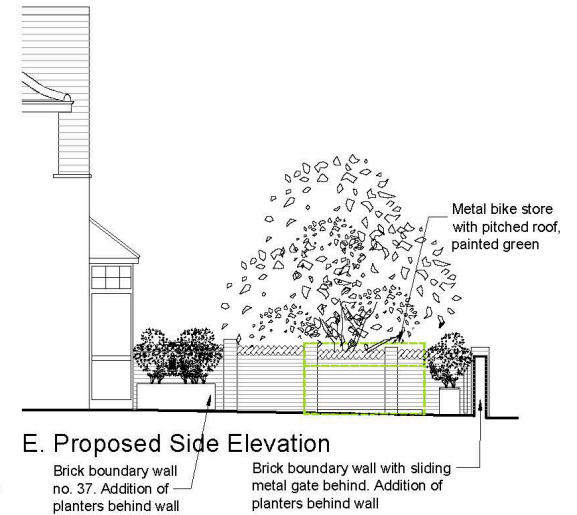


Existing Garden Plan & Front Elevation



D. From Street

Proposed Garden Plan & Front Elevation



E. Proposed Side Elevation

4. Relevant planning Guidance and Precedent

Below is a summary of the proposal in relation to some of the key relevant planning guidance.

Camden Planning Guidance – Altering and Extending Your Home – March 2019

5. Gardens, Garden Buildings and Biodiversity 5.3 Front Gardens and Forecourts

We have been mindful of the council's guidance with regards to front gardens and storage structures within the garden. The proposal locates the bike store to the side of the garden, behind the existing brick walls and as such will be shielded from the general street view.

With its dark green colour we believe it will blend in with the surroundings.

Holly Lodge Estate Conservation Area Appraisal and Management Strategy December 2012

We have reviewed the guidance and assessment of the area and believe the proposal will not adversely affect its character.

Similar Application Approved

14 Bartholomew Villas London NW5 2LL
REF; 2016/6888/P
Bicycle Store in front garden
Granted 07.03.17

29 Goldhurst Terrace London NW6 3HB
REF; 2016/6882/P
Installation of timber bike shed
Granted 27.03.17