



22 Acol Road, London NW6 3AG

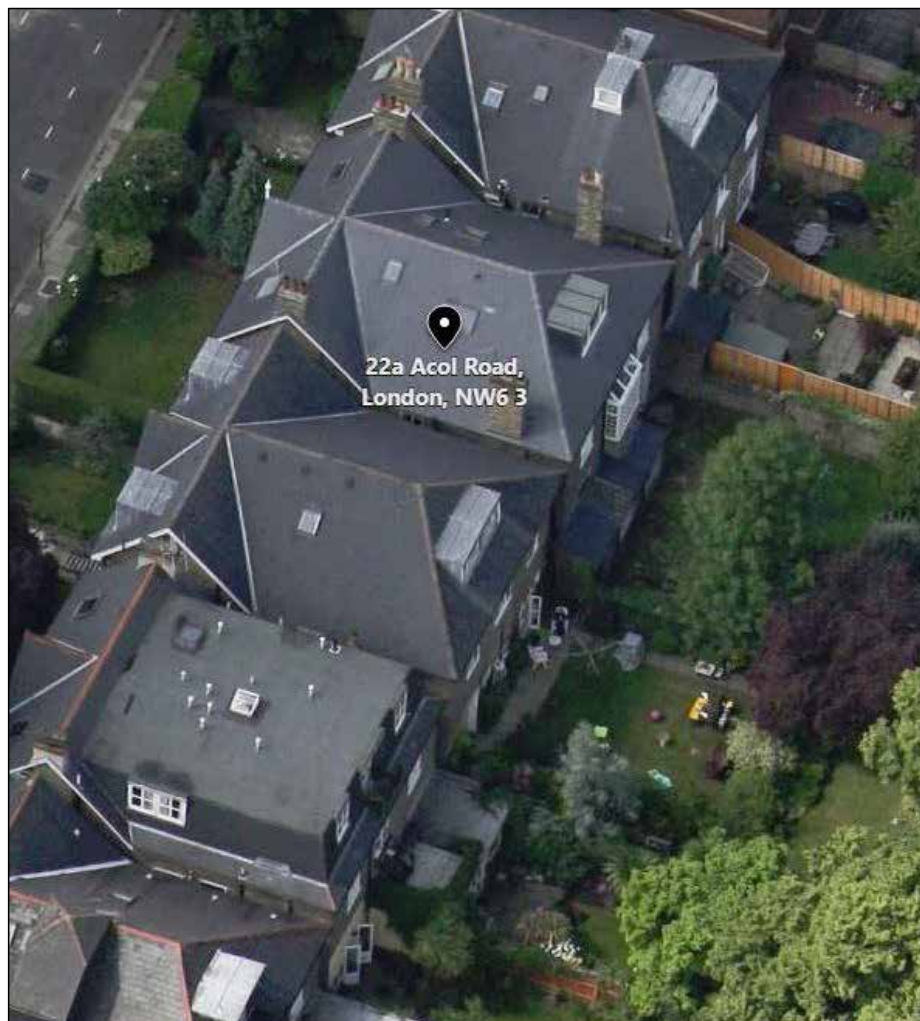
Design Access Statement

For Greg O'Connor

August 2020

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1. Introduction

This Design and Access Statement - and the associated drawings and planning application - seek planning consent for a new timber gazebo to the rear of the garden for the ground floor flat at 22 Acol Road.

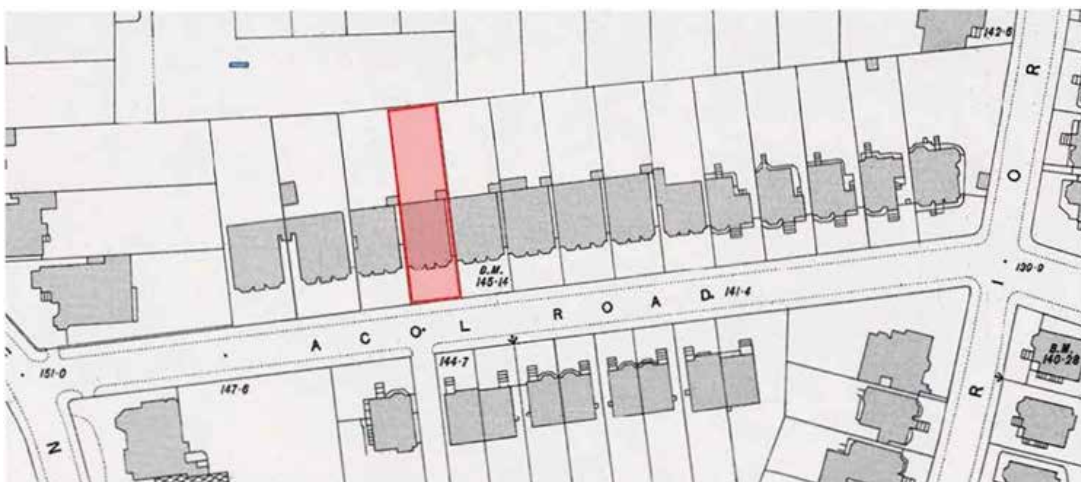
2. Description of the Existing Property

22 Acol Road is located in the South Hampstead Conservation Area in the borough of Camden. The property is not listed. The Conservation Area Appraisal lists 22 Acol Road and its neighbouring properties - from number 2 up to number 24 - as being Positive Contributors to the area. British History Online (<https://www.british-history.ac.uk/vch/middx/vol9/pp47-51>) states that most of the detached and semi-detached houses were built in Acol Road between 1877-9. The 1896 London Ordnance Survey map (see image below) shows 22 Acol Road, already established. The site has a footprint area of circa 530sqm, i.e. 0.053 hectares.

Originally built as a single family dwelling, the property is currently arranged as 3 flats. There is a single aspect flats located at ground floor level to the front, the rear of the ground floor together with first floor form a maisonette and the top floor which include a one bedroom flat.

There are aspects of the surrounding context of Acol Road that fit the Suburban character definition referred to in The London Plan.

The current arrangement of 3 dwellings satisfies The London Plan's target density of units, as per that described under Suburban locations with a PTAL of 4 to 6, (the property is listed as having a PTAL level of 5) of 70-130 units per hectare, which translates for this size site (of 0.05 hectares), as a target density of 3.5 to 6.5 units.



Historic map published in 1896 with 22 Acol Road high-lighted in red.

3. Images of the Existing Property



Existing Front of the Property.



Existing View from Rear Garden looking to 24 Accl Road.



Existing View from Rear Garden looking to back of the Property.

4. Design Principles and Appearance

The client has purchase the gazebo made of oak and would like to install it to the rear of the garden. It is open to all side and it acts as a decorative furniture for the garden.

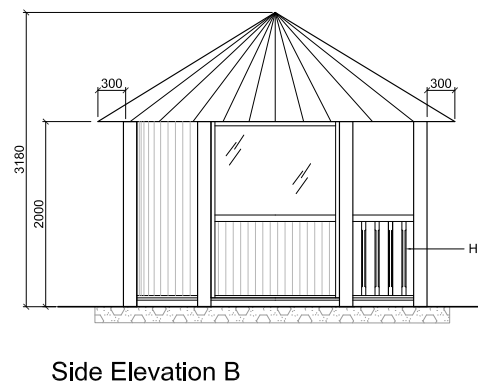
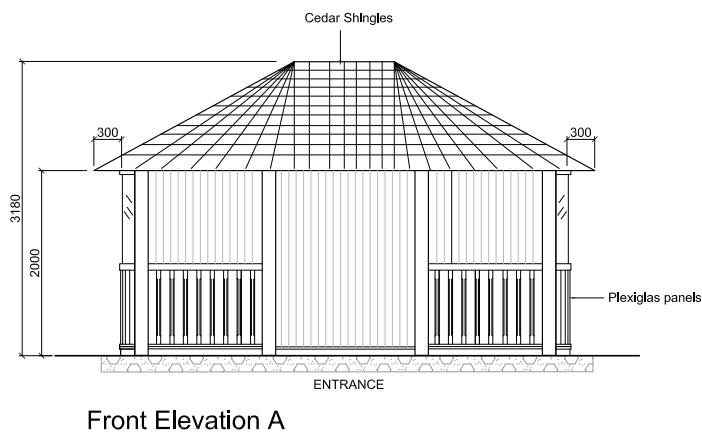


5. Use of Proposed Development

The proposal is for storage and summer outdoor activities.

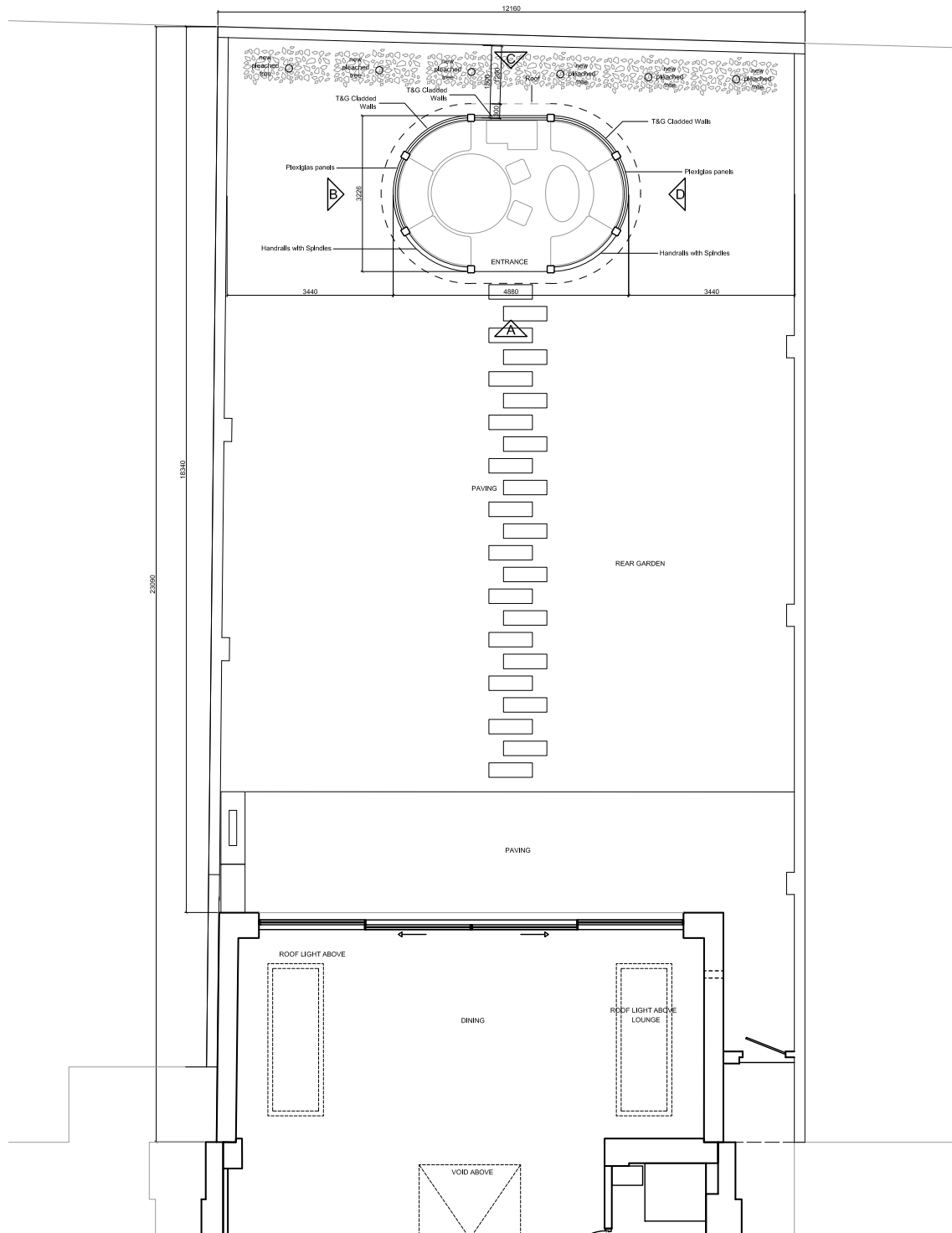
6. Layout of Proposed Development

The layout is a single story open plan.



7. Scale of Proposed Development

The drawing shows the exact dimension of the gazebo which is relatively insignificant in relation to the size of the garden.



8. Access

The approach and entry into the property will remain as per the existing conditions.

In terms of accessibility in the wider surrounding context, the PTAL rating for the property is recorded as being level 5, meaning the property enjoys a high level of public transport accessibility.

9. Car Parking, Cycle Storage, and Waste Storage / Collection

All car parking, cycle storage, waste storage and collection activities will remain as per the existing conditions.

10. Sustainability

Sustainability is not relevant to this application,

11. Conclusion

Given all of the information presented in this document, and the associated drawings and planning application, we believe that consent should be granted for this application.

