

Date: 7th January 2021

DESIGN AND ACCESS STATEMENT Rev B

117 King Henry's Road, London NW3 3RB

NEW GARDEN ROOM

1.0 Introduction

This Design and Access Statement accompanies an application for Planning Permission for 117 King Henry's Road.

We are seeking permission to build a garden room at the rear of the garden.

2.0 Existing Site

This is a traditional brick built house in the conservation area.



The existing garden store has air conditioning and storage within it. The proposed outbuilding is a larger space which is rotated by 90 degrees in order to improve privacy. (Please see below image of existing timber clad shed).



At the back of the property, the neighbouring property has a garden terrace approximately 2 metres above ground. This allows views and diminishes privacy into the garden. (Please see below image of 2m high terrace).



Around the Site:

- There is good transport links via Bus, Underground and Taxi to the rest of London.
- The nearest tube station is Chalk Farm.

3.0 Architectural Response and Design Principles

The new garden room is sited on the area of grass at the rear of the garden.

Currently the existing garden store narrows the garden.

The proposal will therefore create a large, bright garden room across most of the width of the garden. It will be set back 500mm from the boundary in order to retain the existing pleached trees to the rear of the garden. This will also ensure the structure is not dominant within its immediate context.

There will be a garden roof to improve ecology.

1no. skylights will provide additional light to the room.

4.0 Environmental Statement

Highway and Transport

There are good transport links via bus, underground/train and car from the site to other parts of the city.

Access Statement

There is no level access from the street to the main entrance of the block, but here will be no change to accessibility internally.

The building is not wholly Part M compliant, but will achieve Lifetime Homes, Wheelchair Housing standards or Safety by Design Standards.

Parking

No change to parking arrangements for the property.

Flood Risk

We envisage no further risks to the building and surrounding area than that currently experienced following the construction of the proposed development.

Materials

All infilling will be done with materials which match the existing in terms of material, methods of construction and finished appearance.