

Design and Access Statement – 36 Loveridge Road, London NW6 2021

Existing Buildings:

The existing building is a Victorian mid-terrace house on three floors which has been extended to the rear at ground floor level, housing a kitchen and living area. This is a similar pattern to that of the adjoining properties, with no. 38 Loveridge Road (to the western side) having a similar single storey extension to the rear.

The building has been converted into two flats, with one occupying the ground floor and the second occupying the top two floors.

The ground floor flat has sole access to the rear garden, which is approximately 11.8 metres in length from the rear external wall and is 5.1 metres in width.

Design Statement:

The intention behind the proposal is to install a single storey timber garden building to the rear of the existing garden area providing a garden room / home office space. There would be no increase in accommodation within the main property.

The orientation of the garden building has been designed to have the two main areas of glazing facing east and south from the rear of the garden, facing back towards the existing living space.

With regard to materials, the Crane Garden Building is manufactured from timber, with Swedish Redwood Shiplap boarding in a Slate colour finish (to match the colour of the rear doors to the main property). It will have a heavy duty felt roof with falls from south to north (the top of the garden).

It is proposed that the new roof will be of minimal falls to minimize the mass of the new garden room and its visual impact on the adjoining gardens. There will be no glazing on the elevation facing onto adjoining property no.38.

We understand from the manufacturers (Crane) of the proposed Garden Building, that the dimensions and heights are such that this would normally constitute permitted development under current guidance. However, given that the applicant is not the sole freeholder and owner of the whole house constituting no.36 Loveridge Road, we have applied for planning permission in any case.

Amenity of Neighbours:

The proposed garden building has been sited in the north-west corner of the existing garden area, replacing the location of an existing shed. To ensure that the amenity of adjacent properties is maintained, there are no glazed openings to the west (no.38) and the glazing to the east (no.34) has been set back. As indicated on the proposed drawings of the garden building enclosed in this application, there is a small clear maintenance space beyond the north and west facades to allow for the garden building and existing fencing to be maintained without disruption.

Given the height of the proposed garden building and the orientation and location of the proposed structure, it is not anticipated that this will cause shading to adjacent properties.

Means of Access:

Access to the ground floor property will remain as per existing. Inside the building, access to the rear garden will be maintained as per the current situation.

MB Francos-Taylor