

DESIGN AND ACCESS STATEMENT

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14 Mackeson Road, NW3 2LT

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Proposal

The application is for a secure cycle shed to be erected in the front garden.

Site Description

14 Mackeson Road is a three story Victorian terraced house within the Mansfield Conservation Area. The house is not a listed building.



Relevant planning history for 14 Mackeson Road:

- Erection of rear dormer roof extensions, installation of metal balustrade for the use of the flat roof at second floor outrigger as a roof terrace. → Granted 2021/0552/P
- Erection of a single storey rear and side extension, to replace an existing rear extension. → Granted 2021/0414/P

The above works have commenced on site.

Design:

The shed is designed to fit inconspicuously behind the existing front brick boundary wall. The front brick boundary wall will have railings and gate to match the other houses on Mackeson Rd.

The proposal is respectful in scale and massing, remains appropriately subordinate to the host building and neighboring No.12 property.

The bike shed will be made out of sustainable UK Douglas Fir, the wooden bike shed will be hand-built and designed to the angle of the bay window to ensure the shed blends with the house.

The shed profile height will be low to allow the view out of the bay window and from No.12's entryway to not be obscured. It has been designed considering its context and the size.

The design of the cycle shed allows space for the rubbish and recycle bins (as depicted in the planning drawings).

The wooden bike shed will be of timber boarding which will fit with the design of the existing bike shed on 33 Mackeson Road.

Access:

The current access to the property at 14 Mackeson Road will remain the same through the front garden at street level.

Local Precedents:

There are precedents of similar size sheds in front of similar properties in the Mansfield Conservation area:

56 Roderick Road	2016/4527/P	<p>Cycle Storage</p> <p><u>Design and Access statement:</u> “A new timber clad bike store would also be provided. Western red cedar cladding would be used” --> The Douglas Fir proposed in this application looks the same</p> <p>The height is above the front fencing.</p> <p>Mr. Steven Adams commented on this application in support.</p>
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22 Courthope Road	2014/7225/P	Bin and Cycle storage- L shape design The bulk is significant in this L-shape storage in addition the height is above the front fencing
33 Mackeson Road	PEX0100897	Cedar cladding- same style as this proposal This was constructed prior to Mansfield conservation area.
67-69 Roderick Road	2018/4665/P	Cycle Storage
45 Constantine Road	2018/4421/P	Bin Storage