

FELIXDB

20/02/2023

118 Torriano Avenue NW5 2RY

SUPPORTING, DESIGN AND ACCESS STATEMENT
BIKE SHED – PLANNING APPLICATION

Introduction

The property is a Terraced house constructed circa 1870s. The property is a single-family dwelling arranged over 4 floors. The exterior walls are London Stock brick. The roof is in its original form and is covered in slate. The property is not within a conservation area. The Front elevation has decorative painted stucco detailing around the fenestration.

All the windows are original, painted timber sash windows. At the front of the property there is a small 5x5m square tiered garden with a stone access stair to the low ground level. There is also a stone steps from the garden to the front door at upper ground level. The property sits outside the Camden Conservation Area but is on the Camden local listed building register, but is not Statutorily listed.

Description

The application is for a Front Garden Bike Shed. At present the owners need to haul their bikes up and down the large exterior steps from the front garden to the front door to store their bikes in the hallway which isn't practical. The owners have a electric bicycle with child seating so they can avoid using a car. This bike is particularly heavy and cumbersome so difficult to store in the house, this bike is also expensive so needs to be kept securely. Storing bicycles in the house also obstructs the exit and fire escape.

The proposed small timber bike shed will allow the owners to store their bikes conveniently and safely. Given increasing popularity of bicycles in the city with like minded people wanting to get around be more environmentally conscience, save cost and time these well-designed timber bike sheds are popular and very practical within inner London.

Design

The Design of the small larch timber structure is from Brighton Bike Sheds. These are good quality and long lasting with low environmental impact. The classic bike shed is clad in Larch timber a timber frame along with a dark felt roof compact and ideal for front gardens, with only a height of 1.35m this allows well over 50% of the structure to be hidden from street view. With a width of 2 meters and an external depth of only 1 meter allowing for 3 bikes this small well designed timber structure will not be overbearing for the front of the house or views from neighbours.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension.

Please let me know if you require any further information.

Regards,

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