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Design and Access Statement

2 MACAULAY ROAD, LONDON SW4 0QX - ERECTION OF BIKE STORE, BIN STORE AND PARCEL DROP BOX IN FRONT DRIVE AREA

File: 113220F01

Date: 14/02/24

1.0 Introduction

1.1 This Design and Access Statement is in support of the planning application for the erection of a bike store, a bin store and a parcel drop box in the front drive area of 2 Macaulay Road. The applicant is the current owner/occupier of 2 Macaulay Road and the attached coach house. The buildings were built around 1900.

2.0 Site and Landscape

2.1 Location

The property is within the London Borough of Lambeth. It is in the Clapham Conservation Area and is not a listed or locally listed building. It is to the North of Clapham Common at the junction of Macaulay Road and Lillieshall Road. It is bounded to the North by to Macaulay Court and to the South No. 4 Macaulay Road.

2.2 Site Access is from Macaulay Road via electrically operated metal gates.

2.3 Site Boundaries and Garden

The property is set back from the front boundary with a driveway for off street parking. The boundary adjacent to the coach house and the flats at Macaulay Court consists of a brick wall. The boundary with Macaulay Road is formed with brick piers, low brick plinth wall and metal railings.

3.0 Design

3.1 The proposal seeks to provide a simple provision for bike storage to the front of the house. access to the rear of the property is through the main house or coach house and not suited for moving bicycles. The bike store is a modest structure with timber clad walls and a simple lead covered flat roof. it is abutting the main house on the north elevation which is the least visible portion seen from the highway.

The bin store is a simple timber frame structure with timber slats providing screening whilst maintaining ventilation. The roof is a simple lead flat roof tucked below the brick capping of the boundary wall. the purpose is to hide and bins from general view improving the outlook form the house and reducing the view of the bins from the public street area.

The parcel drop box is a proprietary secure drop box painted in dark green and is partially screened from the street by the proposed bin store.

4.0 Planning Considerations

4.1 Neighbours & Streetscape

The proposed bike and bin store and parcel drop box have been carefully designed so as not to adversely impact on the surrounding properties. The proposals will have minimal impact on views from the streetscape and where the bins are able to be enclosed will enhance the streetscape.

4.2 Trees

The proposals do not affect the current trees in the front drive area and are built off the existing cobbled drive surface.

5.0 Access Statement

5.1 The proposals do not affect the access to or from the site and do not affect the internal access of the building.

6.0 Conclusion

6.1 The proposals have been carefully considered to provide good storage solutions using good quality materials which will enhance the front drive area for 2 Macaulay Road and in so doing will not detract from the conservation area.



Details of parcel drop box.



Entrance to site.



Brick piers and railings to street boundary



Current bin storage arrangement



Driveway to coach house, bike store to be located on side wall of house



Drive way



Wall to which bike store will abut



Bin store area and boundary wall



Current bin arrangements