

# PLANNING DESIGN & ACCESS STATEMENT

GARAGE ADJOINING  
83 SOUTH HILL PARK  
LONDON NW3 2SS



## PURPOSE OF APPLICATION

Removal of corrugated asbestos roof. Construction of new flat roof to raised height to accommodate a typical mid-range family car, addition of two ventilating rooflights, replacement of metal garage door with framed ledged and braced timber doors with inset pass door, alteration of window at rear to form doorway for direct access to & from the property back garden. Installation of electric vehicle charging point.

## HISTORY

The garage dates from 1950s, cement floor, masonry walls, corrugated asbestos roof. The metal 'up-and-over' garage door is a more recent replacement.

## DESIGN

The asbestos roof is past the end of its life, can no longer be repaired, and presents a health and safety risk.

The garage was built to suit a typical family car of the 1950s. Current mid-range family cars are now considerably larger, as illustrated on the application drawing. The proposed raised roofline, and height of garage doors is designed to accommodate the increased vehicle dimensions.

The proposed roofline to the front elevation, and the style of garage doors, are designed to match the adjoining garage to the east; the design and materials will be more appropriate to the character of the conservation area.

## ACCESS

The proposal will create direct and level access between the garage and the property.

## TREES

No trees would be affected by these proposals.

## PHOTOGRAPHS



*front elevation*



*interior*



*garden elevation*

## DOCUMENTS

- 595 Planning Design & Access Statement (*this document*)
- 595 001 Location & Site Plan (*A1 drawing*)
- 595 011 Existing & Proposed plans elevations & sections (*A1 drawing*)
- Asbestos report