

4 Church Walk
N6 6QY

Design & Access Statement

This statement forms part of the Planning documentation submitted for the replacement of the garage door and addition of north facing skylights at no. 4 Church Walk N6 6QY.

It was prepared by CHOMETTE INDUSTRIES for the sole use and benefit of the property owner.



The properties on Church Walk comprise of five connecting houses with detached garages to the south. Access to Church Walk from Swain's Lane faces the garage doors, tucked away behind the high street buildings and mainly out of sight.



View of the garage doors



View from Swain's Lane

Design Statement

The proposed replacement to the garage door on the south elevation respects the existing conditions by replicating the horizontal blue slats of the neighbouring garage doors. The proposed rooflights are north facing and virtually invisible from any public way.

Materials

The proposed south facade replacement is in painted timber slats. While it is replacing a metal door, the timber cladding will replicate the metal in horizontal slats. Replacements of this sort have already been granted in the neighbouring garages, allowing us to deem this change an enhancement of the quality of the south facade. The skylights will be low profile timber frame. No other material amendments are proposed.

Access

The single door will be used for occasionnal access from the rear of the property, while the main access remains from the north facade straight into the house. The garage is not intended to be used for parking. Each property possesses reserved parking space in front of the garage outbuildings that are already used by the residents as primary parking spaces. These are invisible from the high street.

Conservation Area & Precedents

Considering the property's location within the Dartmouth Park Conservation Area, care and attention has been taken to minimise the impact of the proposal and to respect the heritage aspects of the site.

Planning Approval for applicaiton 2020/1452/P was granted for similar works to the property in 2020. We have taken further steps to ensure the proposal is the least disruptive to the existing condition, in line with the intended use of the space.

Views out to the south, looking onto paking spaces, and allowing onlookers to see inside are not required and have been omitted, leaving the proposed south facade as similar to the existing condition as possible. Skylights have been moved to the north slope of the roof so remove them from sight from Swain’s Lane.

