

# ***STEPHEN DAVISON DESIGNS***

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## **DESIGN AND ACCESS STATEMENT**

**FOR A SINGLE STOREY THREE BEDROOM  
DETACHED DWELLING**

**FOR THE PROJECT SITE**

**HERBERT STREET  
KENTISH TOWN  
LONDON  
NW5 4HA**

## 1. Existing Use

This site was previously used as a garage workshop business, but due to ill health has not been used for many years. The site was left vacant with the workshop and attached office locked up.

The site over all measures 7.6 metres wide average x 29.0 metres long average. Total site area = 220 sq m. The workshop measures 5.7 metres x 7.8 metres and the adjoining office building 2.7 metres x 4.4. metres. Both buildings have decayed beyond reasonable repair. The access to the site still remains off Herbert Street.

Since the garage business closed down the site has been occupied by squatters for a garden business and included the siting of a caravan as living accommodation. The site has been cleared of the squatters and a gated hoarding has been erected across the entrance to prevent any further intrusions.

The site has become a dumping ground for all sorts of items – see photographs 1, 2, 3 & 4 for details of the site and it's present condition.

Photograph 1 – Site View North

2 – Site View South

3 – Front Elevation in Herbert Street

4 – View of derelict garage and office buildings

## 2. Proposals

To clear the site and convert the existing workshop/garage and associated office to three bedrooms, two bathrooms and an access corridor. Build a single storey dwelling to provide living space including a kitchen and living room within the site, fronting on to Herbert Street and alongside the adjoining block of flats at No. 29 Herbert Street. Access to the site as existing.

## 3. The Design

The application proposal is for a single three bedroom detached dwelling. The proposal will comprise the conversion of the existing garage structure by raising the existing pent roof to a flat roof to allow the addition of three bedrooms, two bathrooms and an access corridor. To create the associated living accommodation it is proposed to build a single storey dwelling in approximately the centre of the plot to provide a kitchen/dining area, lounge area and cloakroom. This new structure will create a completely enclosed patio area.

The proposed front garden wall will be approximately 1.8m high and will create an enclosed front garden.

## 4. Layout

The proposed dwelling has been positioned within the site to facilitate one car parking space.

There are no windows to either side elevation of the proposed dwelling and therefore adjoining properties are not directly overlooked. The properties to the rear elevation in Grafton Terrace will see very little difference in their outlook. However, there are no residential properties directly in front of the site. The properties in Thurlow Terrace will still enjoy the levels of natural light which they currently have.

## 5. Scale

The proposed dwelling has been designed to fit on the site, in between the tall buildings of the adjoining block of flats at No. 29 Herbert Street and the terrace of housing in Thurlow Terrace, therefore creating less of an impact on the finistration of the street scene.

## **6. Landscaping**

The site is currently not landscaped in any shape or form. The ground surface where it can be seen is a mixture of concrete, cinders, tarmac and brick.

The proposals would be to convert the existing structure and build a new single storey building, creating a patio area and enclosed front garden, which can be laid to lawns with flowering shrubs. The proposed car parking space would be laid to a bed of gravel or Newbury Flint.

## **7. Appearance**

The proposed dwelling has been designed using London Brick Company – stocks to blend with the surrounding house and in contrast to the adjoining block of flats. The grey slate roofing tiles for the same reason.

The existing brick boundary walls will be retained, these are approximately 2.3m high. The proposed front garden will be built using matching brickwork and should blend in with the adjoining garden wall of No. 12 Thurlow Terrace. The new flat roofs will be covered with a narrow band of Solar panels and the remainder using an organic medium, e.g. sedum planting.

## **8. Notes**

The original concept for this site was to build a block of one and two bedroom flats. This concept was discussed with the Duty Planning Officers at a meeting on 13 June 0212 and was considered too large. A totally different concept of a single three storey dwelling was also considered to be too large.

This latest design is to use the outline of the existing buildings and build a new single storey building to accommodate the three bedrooms and living areas. This should have a much reduced impact on this residential area.

It was also noted that Herbert Street does not form part of a conservation zone.