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DESIGN AND ACCESS STATEMENT

FOR THE PROJECT SITE

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

RECEIVED
22 AUG 2012

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 – Sit eView 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 build a single four bedroom detached dwelling 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 four bedroom detached dwelling. The proposal will comprise a ground floor and two further floors totalling 191 sq m in floor area.

The external dimensions would be 7.2 m wide x 10.28 m deep x 10.150 m high to the ridge from ground level. The floor plate area = 74 sq m and represents 33.6% of the total site area.

The proposed ground floor will comprise a Cloakroom, Lounge and Kitchen/Diner. The main entrance is at ground floor level from a level drive, allowing wheelchair access.

The proposed first floor will comprise a Master Bedroom with en suite facilities and a second Bedroom or Guest Room also with en suite facilities.

The proposed second floor will comprise two further bedrooms and a family bathroom.

4. Layout

The proposed dwelling has been positioned within the site to facilitate one car parking space, one disabled car parking space and one motor cycle parking space.

There are no windows to either side elevation of the proposed dwelling and, therefore, adjoining properties are not directly overlooked. There is a distance of approximately 23 metres between the rear elevation of the proposed dwelling and the rear elevation of the properties in Grafton Terrace. However, there are no residential properties directly in front of the site.

5. Scale

The proposed dwelling has been designed to fit on the site, in between tall buildings, creating less of an impact on the finistration of the street scene.

The dimensions of the proposed dwelling should not adversely affect the amount of natural light enjoyed by the adjacent terrace of houses in Thurlow Close, as the height and size of the proposed dwelling should fall within the shadow of the adjoining block of flats at 29 Herbert Street. This can be seen on the accompanying Drawing No. SD030/P with the Front Elevation and Street View.

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, tarmac, cinders and brick.

The proposals would be to demolish the existing Garage/Workshop structure, remove the surface coverings and create a sunken terrace to part of the rear garden, with grassed area and planting to the remainder, thus creating a safe enclosed environment.

7. Appearance

The proposed dwelling has been designed using London Brick Company – Buff coloured bricks to blend with the surrounding houses and in contrast to the adjoining block of flats. Grey slate roofing tiles for the same reason.

The red faced engineering brick soldier course are to reduce the effects of a large brick wall facing on to the terrace of houses within Thurlow Close.

The existing brick boundary walls will be retained, these are approximately 2.3 metres high.

8. Notes

The original concept for this site was to build a block of one and two bedroom flats. This concept was discussed with two duty Planning Officers at a meeting on 13 June 2012. The concept was deemed too large for this particular site. It was also noted that Herbert Street does not form part of a conservation zone. Further discussions have taken place with the Planning Officer and it has been decided to remove the basement from this proposal.