



## SQUARE FEET ARCHITECTS

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### DESIGN AND ACCESS STATEMENT

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**Project:** 31 Somali Road, NW2 3RN

**Date:** 13<sup>th</sup> June 2012

#### CONTEXT

The property is a detached house is on a corner site on Somali Road and Menelik Road. It is a 1930's single family dwelling house over two floors with a large pitched roof.

There is a 'rear' garden to the side of the house onto Somali Road. The 'front' garden wraps around the main frontage and to the side onto Menelik Road.



*Street View*

#### THE APPLICATION

The proposals are to retrospectively seek planning approval for the area of hard landscaping to the side of the house, the section of 'front' garden onto Menelik Road. We note the letter received from Max Smith ref RS/PE/EN11/0973 dated 7.3.12. The relevant item is Condition 2 on the planning approval ref 2009/2097/P which precluded the installation of hard landscaping areas.

Following the receipt of the letter from Max Smith noted above we spoke to him (12.3.12) where we agreed to submit this application to regularise the matter. We have been collating various information in the recent weeks.

We can confirm that the hard landscaping is permeable and does not lead to surface run off to the public highway. We can also confirm that there is a separate application underway for the a formal cross over.

This section was constructed during the summer of 2011.

As part of the same work there were general landscaping improvements undertaken. Previously there was grass surrounding the house on the front and side and a concrete pathway leading to the front door. A hedge and extensive native soft landscaping has been introduced. The very well compacted clay layer of earth under the turf was removed and replaced with a more permeable fertile layer of soil.

The area of hard landscaping to the side is formed in block paving with open joints between which provides a permeable surface. We have attached an extract from the Marshalls literature which outlines its permeable nature.

The condition concerned (Condition 2, Ref-2009/2097/P) seeks to 'safeguard the visual amenity of the area and the biodiversity value of the site'. We would query the biodiversity value of the previously existing lawn and suggest that the landscaping as now present provides a far more pleasant visual amenity to the streetscape and the biodiversity value of the site has only been improved.

## **ACCESS**

The area of potential off street car parking improves the access and meet one of the criteria of Lifetime Homes.