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8 WILLOW ROAD HAMPSTEAD LONDON NW3 REPLACEMENT OF DOUBLE GARAGE STATEMENT FOR PLANNING APPLICATION

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8 Willow Road; View from the North

8 WILLOW ROAD HAMPSTEAD LONDON NW3

PLANNING STATEMENT:

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1.0 INTRODUCTION:

Number 8 Willow Road sits at the junction of Willow Road and Pilgrims Lane. It was originally constructed around 1880 and is currently undergoing significant refurbishment and extension works. The property includes a dilapidated double garage on Pilgrims Lane.

2.0 EXISTING AND PROPOSED USES OF THE BUILDING:

The property is currently classified as a Single Family Dwelling.

Planning permission has recently been granted for the construction of a basement, for various alterations to the external features of the house and for the construction of a first floor side extension.

A lawful Development Certificate has been granted confirming that the proposed single storey rear extension falls within Permitted Development allowances.

It is proposed that the existing dilapidated garage will be re-built. This is the subject of this application.

3.0 PROPOSED ALTERATIONS:

The proposed works are shown on the following drawings:

331-00	Location plan
331-90A	Garage plan, section and elevations

This proposal involves the demolition of the existing garage. A new, brick-built double garage with flat, sedum (green) roof, will be constructed in its place.

The existing footprint of the garage will be expanded to fill the garage plot at the southern end of the garden. The existing building line on Pilgrim's Lane will remain unaltered.

The bricks for the external walls will be London stocks - to match the rear elevation of the main house. They will be laid in flemish bond with joints to match the rear elevation of the main house.

The garage and pedestrian doors will be painted timber.

4.0 WORKS TO TREES

The proposed new garage will be no closer to the last of four lime trees which occupy the rear garden of the property. The floor level of the proposed garage will be no lower than the existing. We therefore anticipate that the new garage will have no detrimental effect on the adjacent tree. An exclusion zone will be established around the tree and a plywood hoarding erected. This will prevent accidental damage during construction.

5.0 ACCESS STATEMENT:

There will be no change to the current access and egress arrangements to and from the building.