

## **DESIGN STATEMENT**

### **FOR ALTERATIONS TO THE FRONT GARDEN AT**

### **42 ARKWRIGHT ROAD, LONDON NW3 6BH.**

The property is situated within a designated conservation area, and as such the principle of the design is to try and enhance the vicinity generally and more specifically the premises itself.

The proposal is almost identical to the one at no. 44 Arkwright Road, which is the adjoining semi-detached property. The scheme at no. 44 was approved recently under notice no. 2009/5490/P dated 15<sup>th</sup> February 2010.

A section of the brick front garden retaining wall had to be demolished, as this was leaning dangerously onto the public footpath. The Building Control Department was notified at the time about this dangerous structure.

The proposal is to demolish the remainder of the front garden wall and staircase leading to the front entrance of the house, remove the existing hedges and generally reduce the levels of the garden to align with the public footpath, this will then allow for the formation of one car parking space.

A semi mature tree ( species to be to LA approval ) is to be planted to replace the mature bush which has been removed.

If the scheme is approved, then the existing retaining wall between nos. 42 and 44 is to be demolished and replaced with 1.8 metre high railings, with planter boxes hung from the top rail. The front entrance staircase is to be repositioned against the boundary wall with no.40 Arkwright Road, doglegged to re-align itself with the front entrance porch at a higher level. A new brick front garden wall is to be constructed onto the public highway incorporating both house entrance and sliding electrically operated mild steel vehicle access gates. All materials and detailing are to be compatible with the remainder of the conservation area.

June 2010.