

Design and Access Statement
for
47 Talacre Road, London. NW5 3PJ.

Description:

The property is a purpose-built block of 5 flats located on the corner of Talacre Road and Rhyl Street. The property falls within the Conservation area which is characterised by a wide range of different building styles and sizes. The property has a yard to the rear which is used as a means of access to the basement and ground floor flats. The boundary along the frontage with Rhyl Street has a close boarded timber fence and an access gate.

Design:

The rear yard is currently taken up with a concrete ramp, which provides wheelchair access from the side access gate, around the full perimeter of the rear yard to the basement flat below. The proposal is to remove the concrete ramp and level up the garden to create a valuable off-street parking facility. Access to this will be provided by removal of part of the side boundary fence, together with newly widened vehicle crossover, as required to Highways standards.

There is no disabled tenant in the basement flat and the owner has tried to find a suitable tenant but without success. It appears that suitable disabled tenants are not attracted to a basement flat of this nature. The concrete ramp has now become effectively redundant and the area has suffered from fly tipping and has become an eyesore. Having a formal parking area in this location would alleviate this problem and would take at least 3 cars off the local side roads. Access to the parking area will require the removal of part of the side boundary fence however. The other properties in the area have boundary treatments of a varying nature, including open plan, railings, walls and timber fences. A new fence will be erected within the site to separate off the access steps to the basement and first floor flats. This will be constructed in close-boarded timber to match.

Conclusion:

The proposed alterations to the rear yard will remove the current eyesore and its potential for attracting vermin, etc. It will improve the outlook for the residents of 47 Talacre Road and the adjoining properties. The provision of valuable off-street parking will help to alleviate local parking congestion and will also help to maintain and improve the general appearance of the Conservation area. For these reasons, it is considered that the proposals should be granted Planning permission.

V.J.McAndrew
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