

DESIGN AND ACCESS STATEMENT

Flat 1, 99 Priory Road, LONDON NW6 3NL

DESCRIPTION : Widening of driveway by a total of 1.5m and the erection of new gates and brick piers and the laying down of additional hardstanding

BACKGROUND

The application site is within the Swiss Cottage Conservation Area, on the corner of Priory Road and Compayne Gardens. The Flat itself, at the application site is a large family dwelling, occupying the entire ground floor and cellar are of the large extended detached Victorian building, with a large rear garden, rear garage and driveway. There is a controlled parking zone (CPZ) along Compayne Gardens which is the road where the rear garage and driveway are accessed. Entry onto the driveway is via a dilapidated wooden gate (see Fig 1 below) which is supported by 2 dilapidated brick piers. To the left of the left sided brick pier is an established yew tree.

The applicant and his family own 2 motor cars and a motor cycle. The practice of the applicant and his family is to park one motor car and the motor cycle on the driveway outside the garage. The second motor car is parked outside the driveway in the CPZ. The garage is used as a domestic storage area and a domestic work area. It is not used to park or accommodate motor cars.

The applicant seeks permission for changes that would enable his family and him to park both the motor cars and the motorbike on the driveway. At the same time the applicant seeks to improve the dilapidated brickwork of the piers, and to replace and improve the gate, which would also enhance the immediate area and bring the style of the gates and piers in line with that of the surrounding brickwork and architecture. In order to bring about these objectives, the applicant seeks to replace the piers, moving each of them out by a small distance, to widen the driveway and to replace the gates.

Original application was submitted and subsequently refused (2008/3670/P) due to the following reasons:-

1. there would be an unacceptable detrimental amendment to the controlled parking zone that would result from the application proposal, namely there would be the loss of parking place in the CPZ; and
2. it is not clear whether there would be any detrimental impact to the yew tree and whether any additional measures would be required to protect the tree.

The applicant appealed against the rejection of the application on the 3 grounds that:-

- a. the LPA erred and misconstrued the application;
- b. the applicant can meet any other outstanding objections and concerns the LPA may have and;
- c. the applicant can adequately protect the yew tree

Further evidence and additional report were provided in support of the above grounds and after undergoing examination, the LPA eventually accepted the proposals as stated in their written statement to the Planning Inspectorate against the applicant's appeal.

After obtaining favourable comments from the LPA and further review of the planning issues involved, the applicant finally decided to withdraw the current appeal and instead pursue to resolve the required planning approval through a new planning application with the view of grant permission based on the additional evidence provided in the appeal and the LPA's non-objection to the enhanced proposal. Therefore a duplicate planning application to match that of the withdrawn appeal is now proposed.

I. DESIGN

The proposal is to widen the existing driveway by replacing the existing gate with new 4.00 metre wide arched gate and brick piers. This will involve moving and replacing the 2 existing brick piers out by a total of 1.5 m. (as facing the gates: left pier out by 1m, right pier by 0.5 m); adding new arch and keystone; moving out the existing dropped kerb on the left side and widening the internal driveway inside flat 1 99 Priory Rd (refer to enclosed existing & proposed drawings). The new widened gate will have a rendered arch and keystone above supported by two new brick piers - to match the colour of the current low brick wall on the corner of Banister Mews and Compayne Gardens. Additional hardstanding (which is kept to a minimum) will be laid down to accommodate an extra car parking space. The existing yew tree is kept and maintained such that it will be protected before, during and after all the necessary works have been carried out (see enclosed Tree Report).



Fig 1. Existing Gate – View at the corner of Banister Mews and Compayne Gardens

II. ACCESS

Minor alteration to the existing vehicular access to include partial demolition of existing brick fence to the north and replacement of the old gate and piers with a new wider arched gate and brick piers. The new width of paving driveway onto the road to match the new widened gate width.