



DESIGN & ACCESS STATEMENT

Application Ref: 2007/1901

18 May 2007

Job no.: 08CAM-082

34 WILLOUGHBY ROAD
LONDON
NW3 1RU

Proposed erection of ground floor glazed side extension and erection of front garden boundary railings and gates
for Ms. J. Fallon

GLASS SHED:

Extent: the minor structure in the rear side yard to the east of the house covers an area of 6.4 sq.m. and is not visible from the street or at ground level from adjoining properties.

Scale: is modest, single storey and sympathetic to two and three storey rear parts of the house and the adjoining property which also has a long rear wing along the boundary line.

Appearance: simple glazed structure with good quality minimal framework; the works will also restore and rebuild an existing boundary fence which is in poor inward leaning condition.

Landscape: the structure will infill a view into a long "service" passage with an existing blind end, and will therefore be a visual asset to the views from and landscape to the rear garden.

Access: no relevant issues; there is no entry direct from house; external surface and internal floor will be level; two doors provide a through passage to the small service yard at back.

FRONT YARD FENCE & GATES:

Extent: vertical railing fence with spear heads along top of existing lines of brick boundary walls to provide additional security and prevent unwarranted voyeur intrusion into front yard.

Scale: is appropriate to purpose and in keeping with other nearby fences and walls to front yards in the street as illustrated in context images provided with the application.

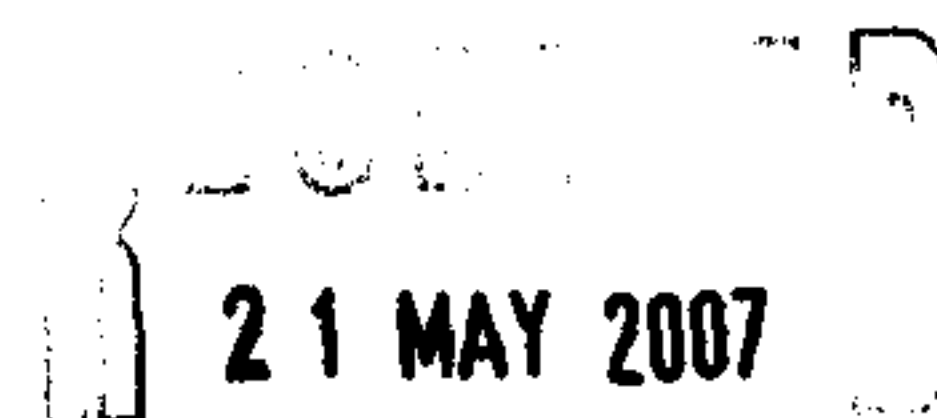
Appearance: elegant but restrained use of wrought metalwork with references to details of existing and local gate elements with black painted finish; gate piers are rebuilt and improved

Landscape: no fundamental change to existing landscape of front yard, but there will be detail improvements to steps at changes of level consistent with rebuilding of failing masonry.

Access: no relevant issues; there is no change to the existing pedestrian and car level crossing from footpath and street; the gates will have remote call and electrical operation.

Prepared by

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