

Camden Council
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Yiannis Vakis
Casa Design Uk Limited
38B Campden Hill Court
Campden Hill Road
London W8 7HU

for & on behalf of
Mr. Matteo Sotti
207 Goldhurst Terrace
London NW6 3ER

10th May 2007

DESIGN STATEMENT AS PER 10th August 2006 Order & Regulations

(Please view existing design plans as included with the application)

RE: Application Ref: 2007/0493/INVALID/IN for 207 Goldhurst Terrace, NW6 3ER
FaO: Doreen Strutt //// Cassie Plumridge

1) Design & Appearance:

The proposal to allow car parking onto the forecourt is in keeping with all neighbouring properties on the same road. The proposal for the design and style of the gate is in keeping with the period of the building and in keeping with the other gate designs of other properties on the street. Materials to be used will match existing ones on the property and the proposal will add to the overall quality and character of the area. Please observe the plans for a visual of the proposal.

2) Security:

The addition of the gate and railings will provide a higher level of security to the residents of the property and a higher security to their property and car. The proposal maintains a safe property yet an accessible one to the residents. Furthermore, this proposal will enable complete access by the emergency services, which currently is not available.

3) Layout:

The positioning of the proposed gate is such so as to maintain the existing hedges and tree on the forecourt whilst being positioned away from the tree and near the home itself.

4) Scale:

The size of the proposed gate & railings will be at such levels so as to match existing neighbouring structures and be in keeping with the building.

5) Access:

The forecourt has enough space for up to 2 cars complying with all guidelines. Access to it from the road has already been made easier with the build of a lowered paving by Camden council to allow for vehicular access. Similarly, access is via a single yellow line on the road. No residence or pay & display parking is affected in this proposal. Further more, one less vehicle is parked on the street.

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ACCESS STATEMENT AS PER LIFETIME HOME STANDARDS GUIDELINES

RE: Application Ref: 2007/0493/INVALID/IN for 207 Goldhurst Terrace, NW6 3ER
FaO: Doreen Strutt //// Cassie Plumridge

In compliance with the Lifetime Home Standards requirements regarding car parking, this proposal satisfies all standards including:

- 1) Car parking width:
There will be in excess of 3.3metres width per vehicle parked. The current area supports 2 vehicles though the family currently only has one.
- 2) Access from car parking:
The distance from the car parking to the home is at a minimum. The gradient level gently sloping away from the home. The access gradients is below the 1:12 maximum with 1200mm clear landing top bottom & intermediate.
- 3) Approach gradient:
Approach gradient is below the 1:12 max. We are also using the existing lowered paving as provided and fitted by the council for access to the forecourt of the property from the main road.
- 4) Inclusive access:
Should this family home be sold in the future, the proposed layout allows enough room for two cars requiring disabled access to the property to be parked on the forecourt. This is in compliance to the Disability Rights Commission guidelines.

Yiannis Vakis
10
