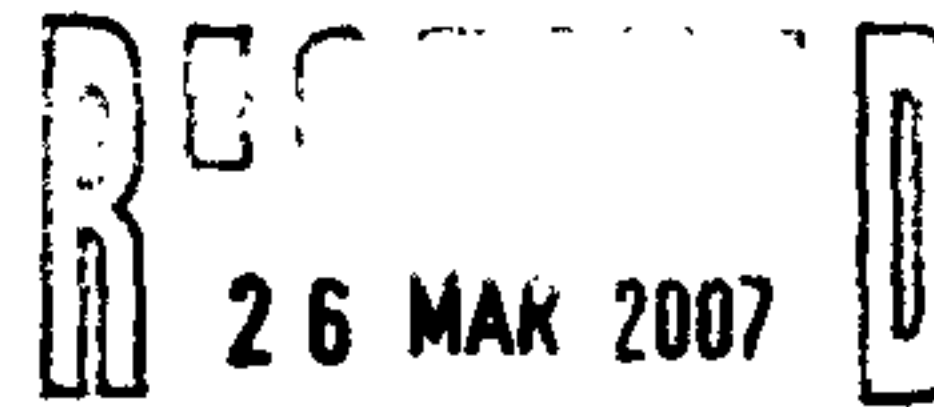


23rd March 2007
967/AP/DAS



DESIGN AND ACCESS STATEMENT

1. GENERAL

- 1.1 This Statement has been prepared to accompany the planning application dated 23rd March 2007 (AP1) for extending the existing single-family residence and the basement pool.

The full description of the proposed scheme is: construction of a new wing extension, a new garage with a one-bedroom staff flat above and an extension to the existing pool, including a terrace on the roof of the pool at upper ground floor level.

- 1.2 The existing house, garage and pool are shown on planning application drawings 967/S01 to S08, included with this application.

The proposed scheme is shown on planning application drawings 967/AP01 to AP08, included with this application.

- 1.3 The building is located in Templewood Avenue, in the Redington/Frognaal Conservation Area.

The gross area of the existing house, garage and pool is 1030 sq.m.

The gross area of the extended house, garage and pool is 1493 sq.m.

The site area is 2866 sq.m

2. DESIGN

2.1 Character of the street and the site

Templewood Avenue is a residential street of predominately large houses in a mix of architectural styles with gated driveways. Most are set back from the street in the same manner as no. 12, and many feature adjoining coach houses or garages.

The front boundary of the site is heavily planted forming a partial privacy screen for the house. The existing garage (of not quite double width in size) is a single storey structure forming a lean-to on the south side of the house.

Planning Permission was granted for the erection of a "semi-basement and two storey family dwelling house and swimming pool" on the lower part of the site to the south of the house (called 12A Templewood Avenue NW3 in application no: 9501898) on 12th April 1996. This permission was not implemented. Instead a tennis court fills this part of the site.

With the exception of the tennis court, the rear garden is extensively landscaped.

The existing house is constructed of red imperial stock brickwork with a clay tile roof and is strangely (for reason unknown) asymmetrical – missing a 'wing' on the south side (the right hand side looking from the street).

2.2 Design solution

Extension of the accommodation:

This is achieved by bringing symmetry to the house with a 'wing' extension. This will balance off the building, making it more attractive, and as a result enhancing the Conservation Area.

Continued

Design and Access statement – continued

2.2 Garage Extension:
cont'd

In order to remove the cars currently being parked on the driveway, visible to the street, a new triple garage is proposed, with a new one-bedroom staff flat usefully occupying the space within the pitched garage roof. The garage has been set back and, as a result of this and the removal of the driveway parking, the front of the house will form a much more satisfactory relationship with the street. The proposals retain the same amount of planting along the front boundary as currently exists, and relocated gates and infill railings will match the existing, in order to maintain the existing character. The design of the new garage has been considered, and matches the style of the existing house, although subsidiary in scale. The garage has been set back behind the line of, and is less wide and lower than the permitted new house referred to in 2.1 above.

The rearrangement of the front area of the house means that a pedestrian gate, centred on the front door becomes an attractive proposal, helping reintegrate the house into the streetscape.

Avoidance of overlooking:

The distance between the windows of the 'wing' extension to the nearest neighbouring window of the house at no.10 is 20.5m. Windows to the garage extension accommodation point towards the street. The rooflights at the rear of the garage accommodation are located at high level. The glazing to the pool is at basement level. A hit-and-miss trellis has been proposed along the side of the terrace extension at ground floor level – although in any case it is uncertain whether overlooking could occur from here because of the relative levels of the neighbour at no. 10. Because of all these measures, there will be no overlooking.

3. ACCESS

3.1 Existing building and flat

A rebuilt front portico will ensure level (disabled) access to the front door. All new steps will be suitable for ambient disabled use.

Continued