

# DESIGN AND ACCESS STATEMENT

ksr architects  
14 Greenland Street  
London  
NW1 0ND  
Tel: (020) 7692 5000  
Fax: (020) 7692 5050  
Email: ksr@ksra.co.uk



Project

**16 Holly Walk**

Project No.

HWK

Date

20.03.07

Page

Page 1 of 2

**DD01**

Note: The contents of this Design and Access Statement identifies the basis on which the scheme was developed

## PLANNING HISTORY

Current planning permissions relating to this application are as follows:

2005/1055/P: Demolition of existing house and construction of basement and two storey detached single family dwelling.

2006/0966/P: Building as above with minor extension to basement.

2005/1057/C: Conservation area consent

2005/5571/P: Approval of condition 5 & 7 of 2005 relating to hard and soft landscaping

This application is for an amendment to the 2006/0966/P permission only. All principles of the design are the same except for the following:

1. The building is relocated by 500 mm to the south, away from the northern boundary (current permission measures approximately 500 mm average. New application for approximately 1000 mm average). This is to allow tolerance for piling and on advice from the Party Wall surveyor.
2. Minor alteration to East (street) façade to relocate stone panels to achieve symmetry.

## SITE ASSESSMENT

The site is located in a conservation area comprising generally of single family dwellings and apartment buildings. The site is accessed from a steep and narrow public highway which is a dead end road. The site is directly opposite St Mary RC Church where the road widens. The site is bounded by the public highway to the east which provides both vehicular and pedestrian access and by residential accommodation on the other boundaries.

## DESIGN STATEMENT

In the preparation of the design, specialist consultants have been involved including landscape architects, arboriculturalist, rights to light surveyor and structural engineers.

### Use

The proposal is to replace an existing 1970s style family dwelling which is of no particular quality with a contemporary house of similar size and of high quality design.

### Layout

The principles of the layout are clearly defined by an axis leading from the entrance to the garden (east/west) and a north/south axis linking the principle accommodation. These axes are clearly articulated by the overhead glazing. There is a strong relationship between inside and outside.

The accommodation comprises 5 bedrooms each with ensuite bathroom. Living areas are on the ground floor connecting to the garden to the west. Pool and other entertainment rooms are at a basement level.

### Scale

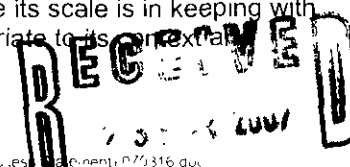
The new proposal takes full consideration of the existing property and is of a similar scale. The relationship to street and neighbouring properties has been fully considered.

### Landscape

A fully developed scheme has been submitted and approved. Flat roof areas visible from the adjacent property to the north have a green roof to enhance their outlook and improve sustainable qualities.

### Appearance

The building is contemporary in style with a large degree of articulation to ensure its scale is in keeping with the existing street. The quality of materials, stone, render and timber are appropriate to its external location within a conservation area.



# DESIGN AND ACCESS STATEMENT

ksr architects  
14 Greenland Street  
London  
NW1 0ND  
Tel: (020) 7692 5000  
Fax: (020) 7692 5050  
Email: ksr@ksra.co.uk



Project

**16 Holly Walk**

Project No.

HWK

Date

20.03.07

Page

Page 2 of 2

**DD01**

Note: The contents of this Design and Access Statement identifies the basis on which the scheme was developed

## ACCESS

### Fire Brigade

Full access is available from Holly Walk. Access to all elevations is available.

### Refuse

Provision for one green and one standard wheelie bin is provided for in a purpose built enclosure and can be wheeled by occupants to the road for collection.

### Part M Compliance

The whole ground floor comprising living room, kitchen, dining room, a study and toilet are all step free.

(Prepared by Gordon Jefferys)