



# Planning Statement

**Proposed works to 6 Westbere Road, London, NW2 3SR**

**Prepared by Drawing and Planning Ltd**

**July 2014**

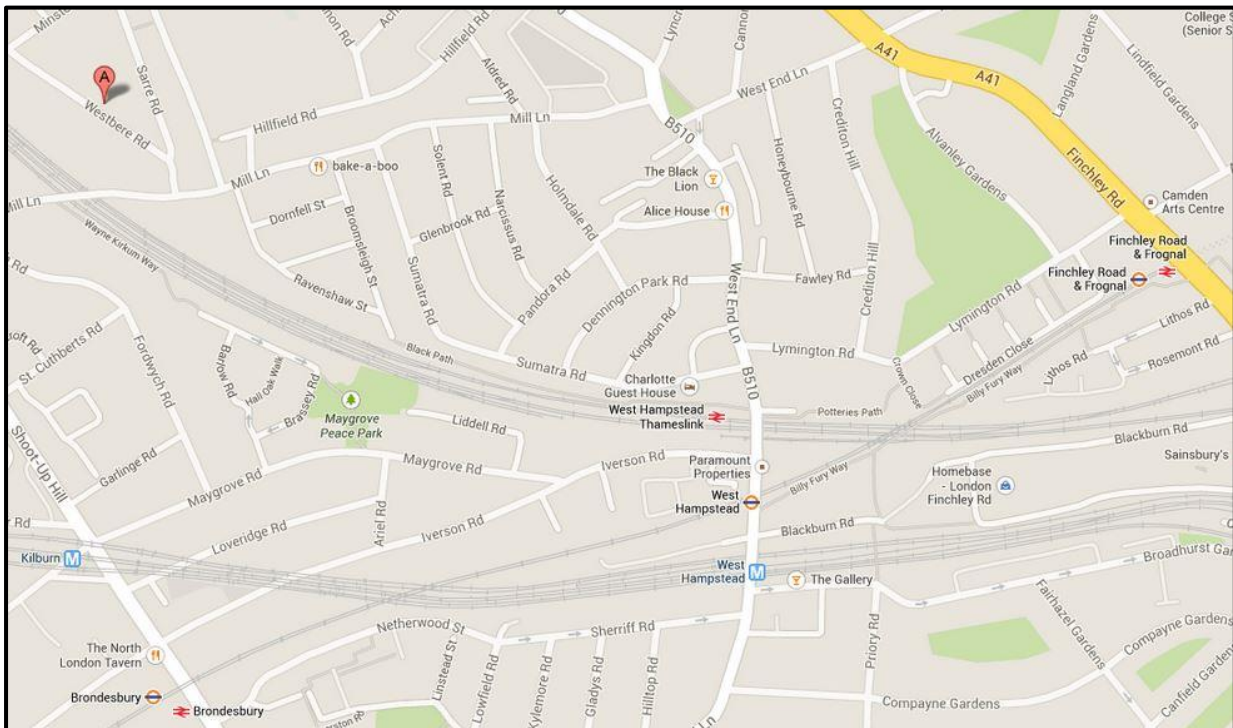
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# Planning Statement

## 1.0 Introduction and Aims

- 1.1 This supporting Planning Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665).
- 1.2 This statement supports a Householder planning application submitted on behalf of the applicant. This application follows the recently approved Certificate of Lawful Development (2014/0173/P) and now proposes alterations to the existing front and rear garden boundary treatments.
- 1.3 This scheme has been carefully designed as shown on the detailed drawings which accompany this application which identify the layout, scale, appearance, access and landscaping elements in relation to the host building.



**Fig. 1:** Map showing the site in situation

## 2.0 The Site and Surrounding Area



**Fig. 2:** Front elevation of 6 Westbere Road, NW2 3SR

- 2.1 Westbere Road is a residential road situated in the London Borough of Camden, to the West of the A41 and within walking distance to the Kilburn tube station (Jubilee line). The road is subject to a parking restriction along much of its length limited to permit holders only between the hours of 10am-noon Monday to Friday. Westbere Road is a wide tree-lined residential street, the properties of which are predominantly semi-detached – many of which supporting a small front gardens enclosures without off-street parking.
- 2.2 6 Westbere Road is a two-storey end of terrace property, located on the south side of the street which currently supports a single family residential dwelling. The alterations outlined in this proposal, have been proposed to improve the existing amenity space and access provision.
- 2.3 The subject property currently boasts a large south facing rear garden and a small west facing front garden which is enclosed by a wooden fence along the boundary with Westbere Road. Pedestrian access to the property is gained via an incline of steps from the front of the site.
- 2.4 The rear garden, which is mainly laid to lawn, is enclosed by high timber panel close board fencing with pedestrian access from the rear most boundary, gained via a timber panel gate which can provide access to the neighbouring Sarre Road.

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## 3.0 The Proposal

- 3.1 This application proposes alterations to the existing boundary treatments to the rear of the existing single family residential dwelling to enhance the amenity space.
- 3.2 In addition, this proposal would see alterations to the access of the existing mid-terrace property through a redesign of the existing stepped access.
- 3.3 These developments would be in keeping with the style of the property and other properties in the immediate area and would be built using materials to match.

### Front Stepped Access:

- 3.4 This application proposes to redesign the stepped access which currently supports a rise of seven steps to reach entrance level over a steep incline, set in between two soft landscaped areas within the existing front garden.
- 3.5 This application proposes to improve the existing front entrance by repositioning the front steps to be aligned with the existing front porch entrance. The revised stepped access will support an angled approach through an 'L' shaped elbow bend to the left, allowing for a staggered approach to the main property.

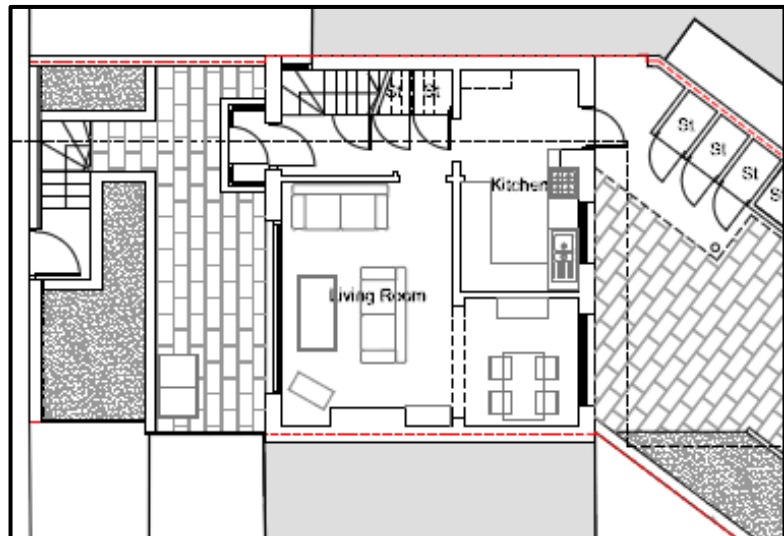
In addition, the design incorporates a safe zone landing pad at ground floor level situated adjacent to the public pavement which will be enclosed by a simple front gate, set within the retained facing brickwork and timber panel fencing to the front of the site.

No alterations are proposed to the requirement to provide access to the refuse provision which will be retained on the existing paved area at the foot of the host building.

All materials proposed for this element of the application have been designed to match existing with facing brickwork designed to match. All hard-standing will be porous to allow rainwater to soak through to the ground below. The existing soft landscaping situated adjacent to the stepped access will be retained with the proposed design incorporating soft landscaping to match.



**Fig 3:** Existing stepped access



**Fig 4:** Proposed Ground Floor Plan showing revised access

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## Rear Garden Boundary Treatment:

- 3.6 This element of the application proposes to replace the existing timber panel close board fencing, located along the eastern and southern elevations, with facing brickwork walls to match the treatment along the northern elevation.
- 3.7 In addition, minor alterations to the landscaping of the garden will see the existing paved patio extended with the retention of soft landscaping in the form of flower beds positioned adjacent to the side and rear boundary walls.
- 3.8 The existing pedestrian access leading to the neighbouring Sarre Road will be retained with a replacement timber panel gate proposed to match existing. This access gate will be set within a new facing brickwork wall and will support brick piers topped with capping stones to provide a suitable and robust boundary treatment fronting the highway. The replacement rear elevation wall will be topped with a wrought iron railing painted black to provide character and openness, in recognition of the trellis style features to neighbouring properties.

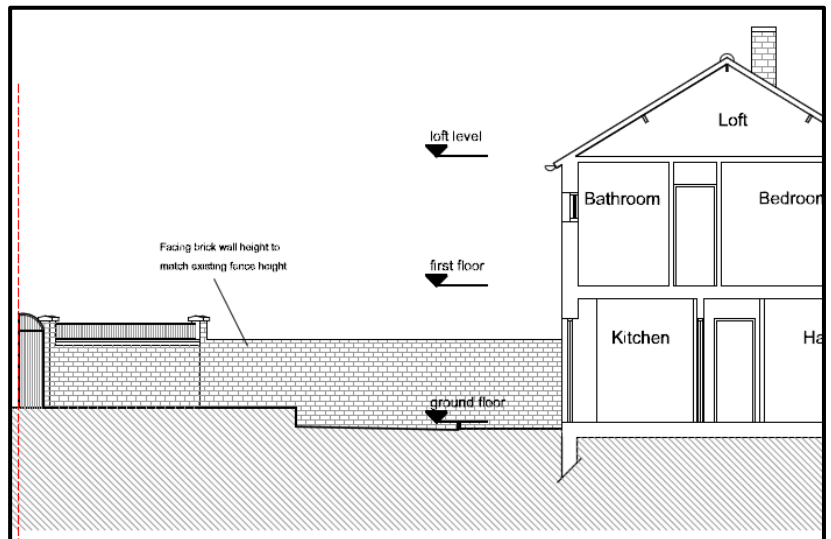
The boundary treatment adjacent to the neighbouring property at 4 Westbere Road currently supports a high level timber panel fence. This application proposes to replace this fence with a matching facing brickwork wall in materials to match.

3.9 The height of the proposed wall has been designed to match those of the existing timber panel fence, to prevent any un-neighbourliness, right-to-light issues or encroachment through the works as proposed.

All materials proposed for this element of the application have been designed to match existing with facing brickwork designed to match. All hard-standing will be porous to allow rainwater to soak through to the ground below. The existing soft landscaping situated adjacent to the boundary fencing will be re-sited and retained with the proposed design incorporating soft landscaping to match.



**Fig. 5:** Existing rear access gate



**Fig. 6:** Proposed Section AA showing replacement boundary wall

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## 4.0 Accessibility

### Access

- 4.1 The pedestrian access to the main property will be modified as to create a landing straight onto the front door.

### Vehicular Access and Parking

- 4.2 The proposed scheme will not create any impact on any highway or public route, nor will it affect any existing parking amenity.

### Inclusive Access

- 4.3 The proposed scheme has no impact on the level of accessibility of the existing site. The private access to the single family residential dwelling will be retained and enhanced with the alterations proposed, designed to aid in effective access and egress of the site. Access to the site and rear the garden has been clearly identified on the plans provided.

## 5.0 Conclusion

- 5.1 In conclusion and on balance of relevant considerations, the proposals will preserve the appearance of the property and will enhance the accessibility of the site through a well-designed new front elevation access.

The alterations to the rear garden boundary treatment have been designed to enhance the private amenity space to the rear, whilst not impacting on neighbouring amenity, through the use of matching materials and retention of existing boundary treatment heights.

The development has been designed to fit in well within the surrounding area and will provide a much needed amenity to the residents.

- 5.2 The scale of the application is not considered sufficient to require significant community consultation.
- 5.3 Drawing and Planning Ltd would appreciate continued consultation by the appointed planning officer during the processing of this application to resolve any issues that may arise. The drawings attached will detail the development as proposed.