

**Garages Adjacent to
Flask Cottages
Flask Walk
London
NW3 1EU**

Design and Access Statement

Re: Redevelopment of existing garages into a new build single residential unit.

We hereby submit the above application to obtain outline planning permission to demolish an existing row of garages extension in order to construct a new residential dwelling adjacent to 7 flask cottages, NW3 1EU and New End Road. The following description enables you to understand the design principles along with the end result which has been achieved taking into consideration the council's policies on such developments.

Design

The garages are situated towards the North end of Flask Cottages. We are proposing to demolish the existing garages and construct a new build residential dwelling. The design and scale is in keeping with this and neighbouring properties. We have submitted two design options.

Option 1:

This design is a replica of No. 42 New End Road. The foot print of the property is taken from 6&7 Flask Cottages. The location of plot is to be in keeping with 6&7 Flask Cottages.

Option 2:

This design has elements of neighbouring properties in order for it to blend within the streetscape. The design tries to retain the existing foot print of the garages. On the second floor the building is set back from the side boundary lines and in keeping with the stepped elevation of 6&7 Flask Cottages.

The design is in keeping with the overall rear street elevations in both style and scale. The proposal will not affect the current number of public parking spaces.

Access

New End Road connects with Heath Street which then has access to Hampstead High street which runs both North & South having good links to the A406 and A41. New End Road is a short walk from several Bus Stops all within close proximity and also has Hampstead underground station less than 5 minutes away by foot . These stations give direct access into and out of London.

Scale and Appearance

The scale of the development is in keeping with surrounding properties and the design has taken into account the neighbouring properties. All materials to be chosen for this development will be to match the existing dwelling which will be sympathetic to the neighbouring properties.

Landscaping

All landscaping will be low level and in keeping with neighbouring properties. There are single trees in close proximity to the property