

DESIGN STATEMENT FOR 5 THE VILLAGE NORTH END WAY, NW3 7HA



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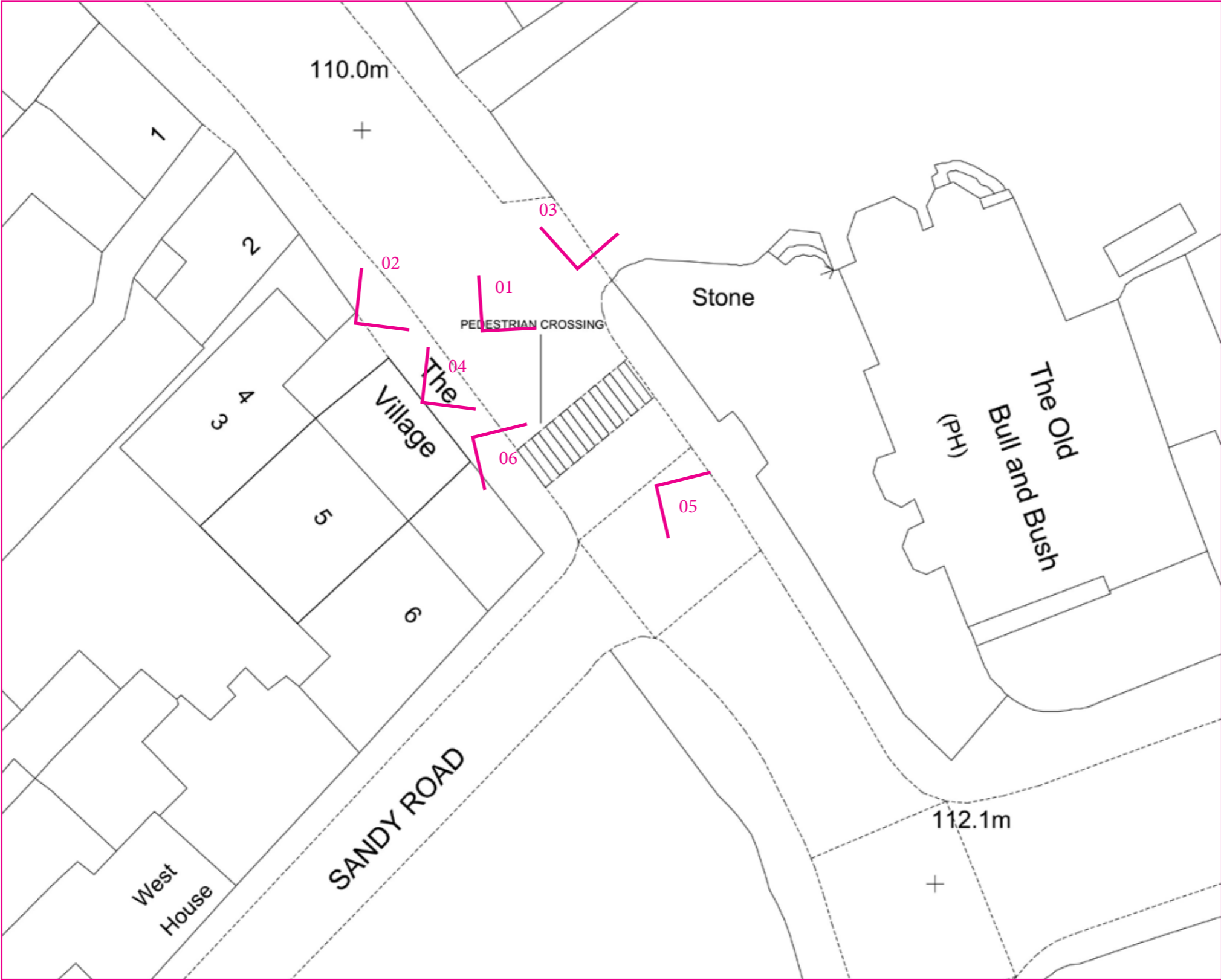
The property is situated in the Hampstead Conservation Area. The house sits opposite The Old Bull and Bush Public House. There is a pedestrian crossing on the corner of North End Way and Sandy Road shown on SK-04 Site Plan.

Following the pre-application advice we received from Karen Scarisbrick 2014/4448/PRE my client would be applying for planning permission to reinstate a car park within the demise of his property and to install a new dropped kerb. As you can see from photo 7 below, a ramped car park was previously located in the position of the current garden.

The proposals shown on the accompanying drawings are for the existing front garden to be excavated and the brick wall between number 5 The Village and number 3/4 The Village to be removed. The adjacent owner at number 3/4 is in agreement with the removal of the existing dividing wall. Retaining walls would be installed as shown on the design drawings and these would be faced in brick. The external brickwork of the existing house would be extended to a new low level. The existing gate and path to the house would be retained.

We note there is an existing tree that is located opposite the property at number 6 The Village just before the pedestrian crossing. We don't believe our proposals will impact on this tree as the canopy does not extend to the proposed driveway, see photo above and see location plan SK-04.

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LOCATION OF PHOTOGRAPHS

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PHOTO 1

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PHOTO 2

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PHOTO 3

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PHOTO 4

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PHOTO 5

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PHOTO 6

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PHOTO 7