

DESIGN AND ACCESS STATEMENT
PROPOSED GARAGES

1 TERCELET TERRACE, OAK HILL PARK, LONDON W3 7LW

Project No. 812

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Prepared by:

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01. Introduction

The site is a small outdoor area presently occupied by 4 car parking spaces. Adjacent to the application site are residential garages on the left (East) hand side. There are also residential garages on the other side of the road.

02. Design Component

The application seeks planning permission for the erection of a detached triple garage.

03. Amount

The area of the site is approx. 55m².
The area of the new garage will be 48m².

04. Scale

The garage plan dimensions are approx. 8.79m x 6.49m height is 2.895m max. above ground level. The garage is stepping down by approx.300mm due to the steepness of the site and also to match existing garages. Details of the proposal as described above can be seen in the plans appended to this report.

05. Landscaping

There are no trees on the application site.

06. Appearance

The new building will be constructed using traditional building materials- Brickwork.
The new doors will be timber, sympathetic with the surroundings.

07. Impact on the character and appearance of the area.

The proposed erection of detached garages is small in scale and is in proportion to the existing surrounding garages.
The location and sitting of the garages is not considered to have a detrimental impact on the character and appearance of the area due to its locality surrounded by the other garages.

05. Conclusion

The proposal is to improve the existing site appearance and functionality of the site.

In the circumstances of this proposal therefore, we believe that the planning application should be considered positively.