

DESIGN AND ACCESS STATEMENT

2nd March 2015

One Ferncroft Avenue, London NW3 7PG

Garage Conversion into a living space

LOCATION



LOCATION PLAN

Introduction

One Ferncroft Avenue lies within the Redington and Frognal Conservation Area.

The proposed garage development sits in Platt's Lane.

Proposal

The proposal is to demolish and rebuild the existing garage to provide larger parking space and living accommodation.

The proposal will involve extending the garage with living, kitchen and cloakroom on the ground level with bed space under the pitched roof on top of the garage.

The proposal is consistent with the appearance and character of the existing garage maintaining the same slope and similar to those already constructed in the area.

Landscape

The development will involve the removal of two existing trees which we will be happy to replace by similar trees if required

The tree can be identified as follows:

Tree 1; Robinia pseudoacacia

Tree 2; Laurus nobilis



VIEWS TOWARDS THE FRONT OF THE GARAGE



VIEWS TOWARDS THE BACK OF THE GARAGE

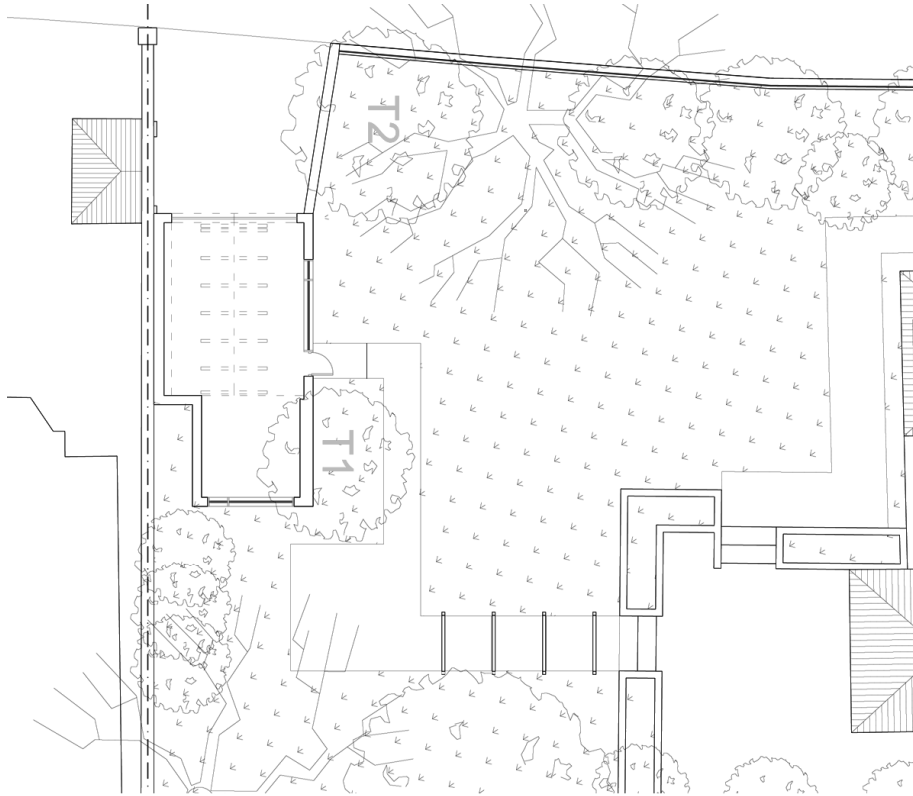


VIEWS TOWARDS THE SIDE OF THE GARAGE



VIEWS TOWARDS THE SIDE OF THE GARAGE

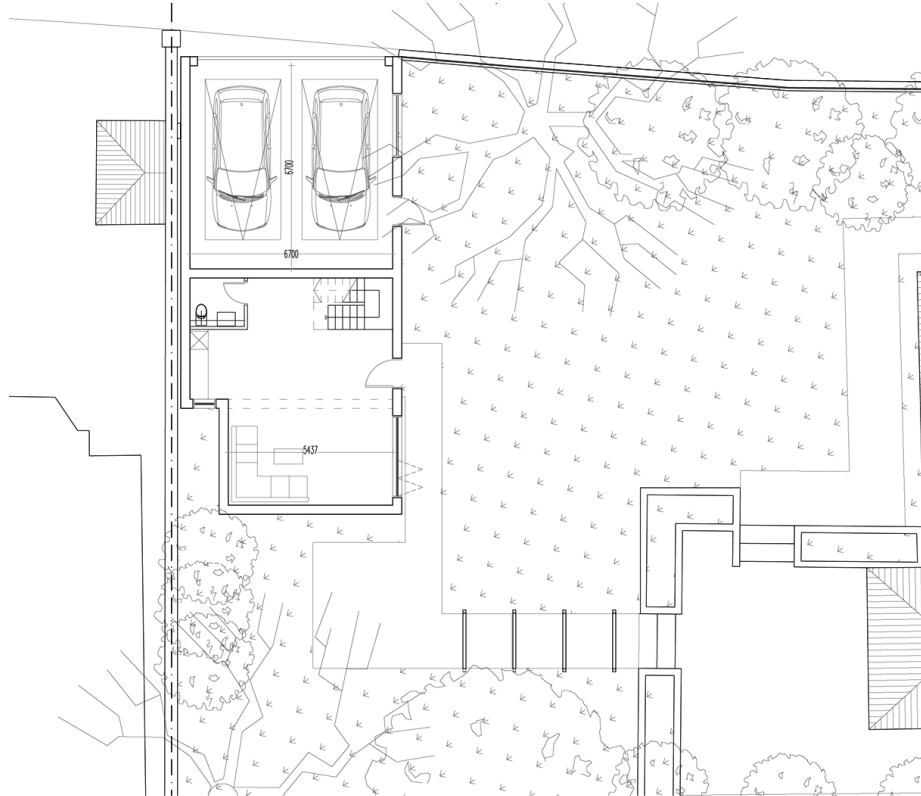
Existing Ground Level Plan



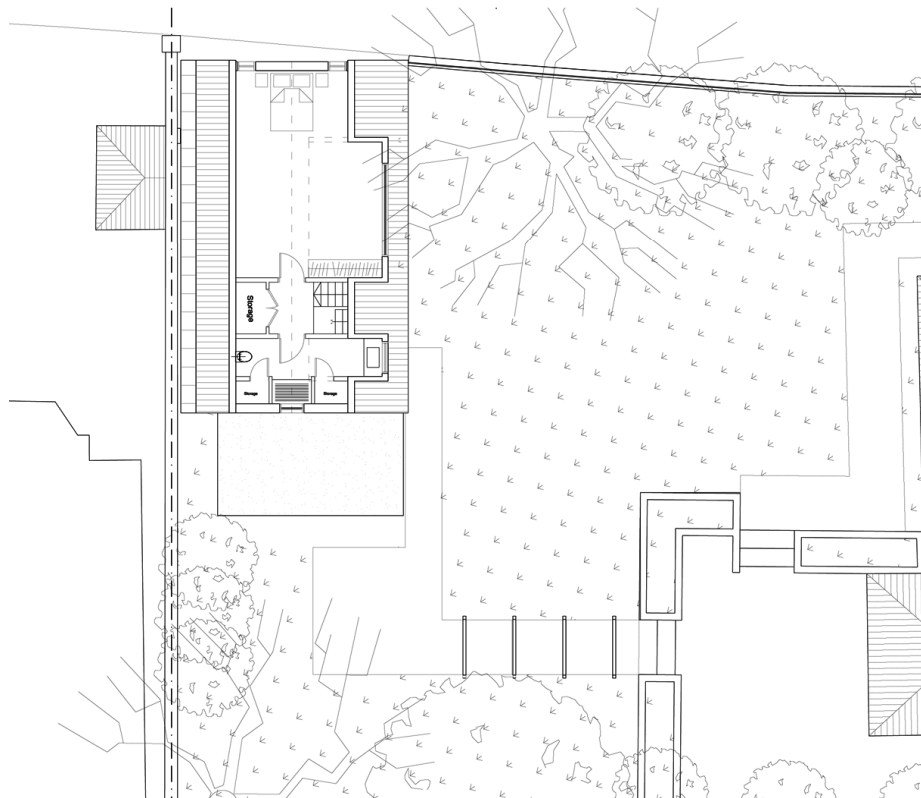
Existing Roof Plan



Proposed Ground Level Plan



Proposed Upper Level Plan



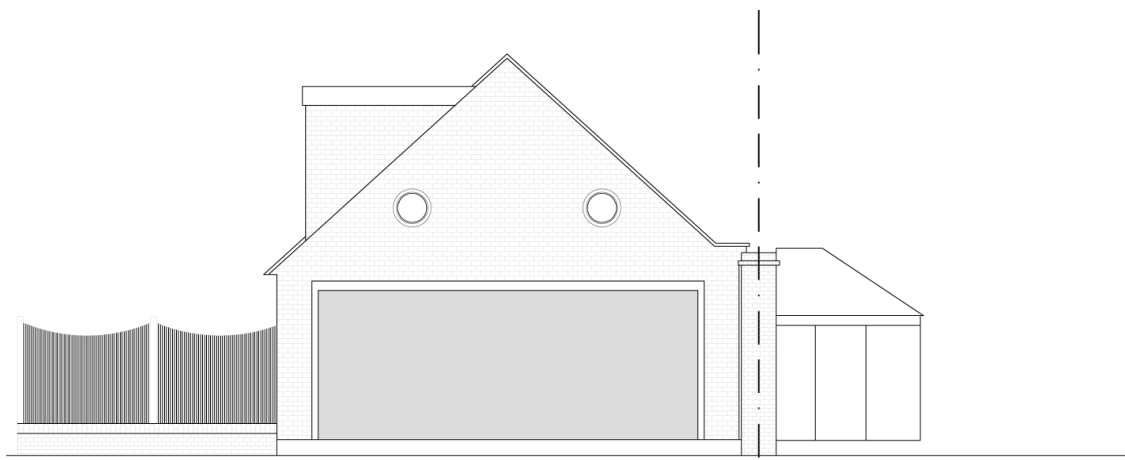
Proposed Roof Plan



Existing & Proposed North-West Elevations

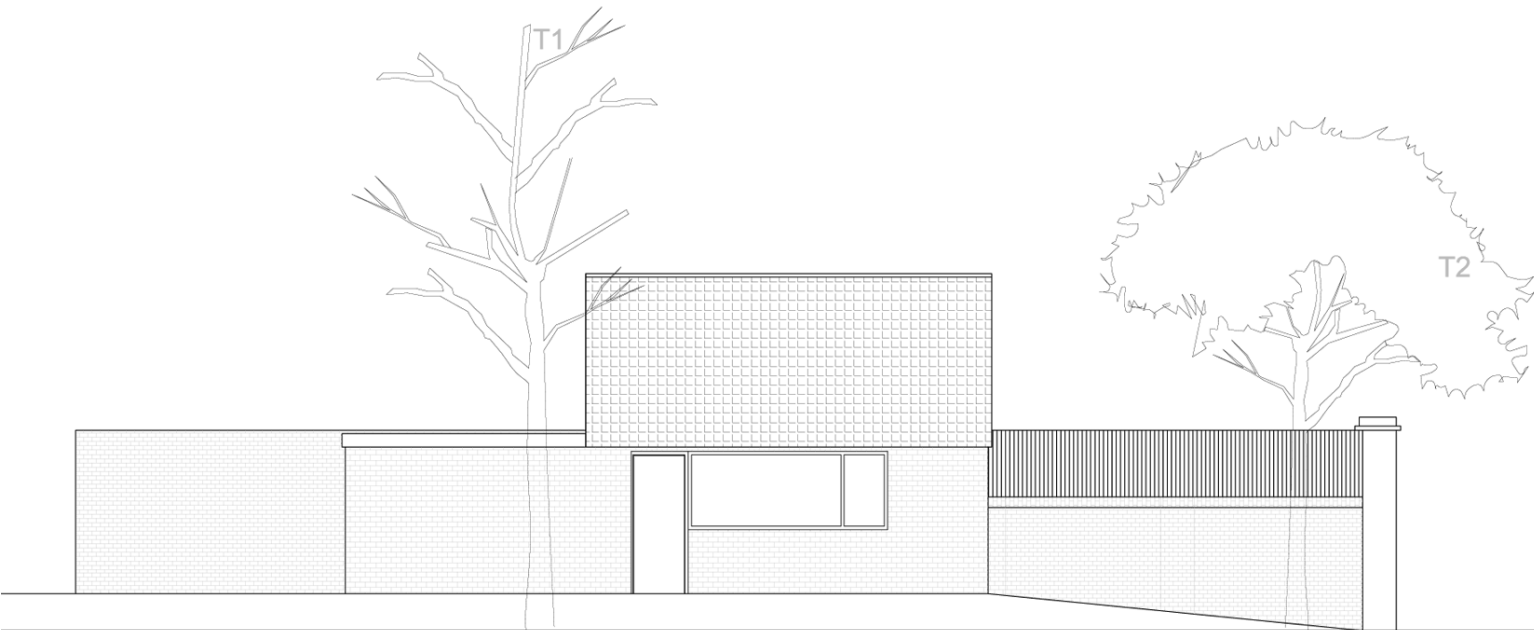


Existing North West Elevation

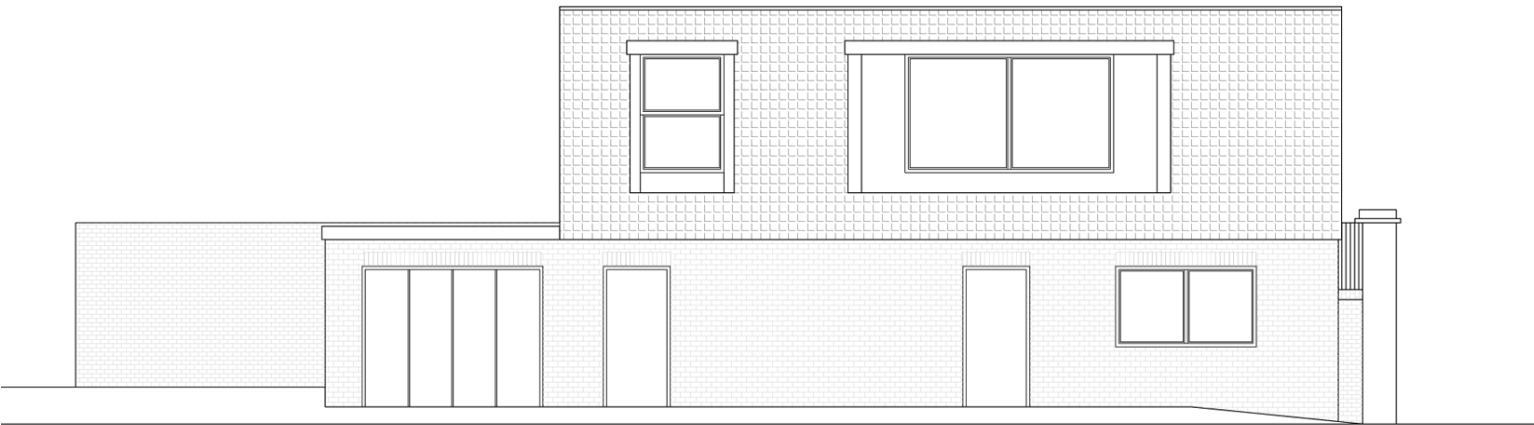


Proposed North West Elevation

Existing & Proposed North-East Elevation



Existing North East Elevation

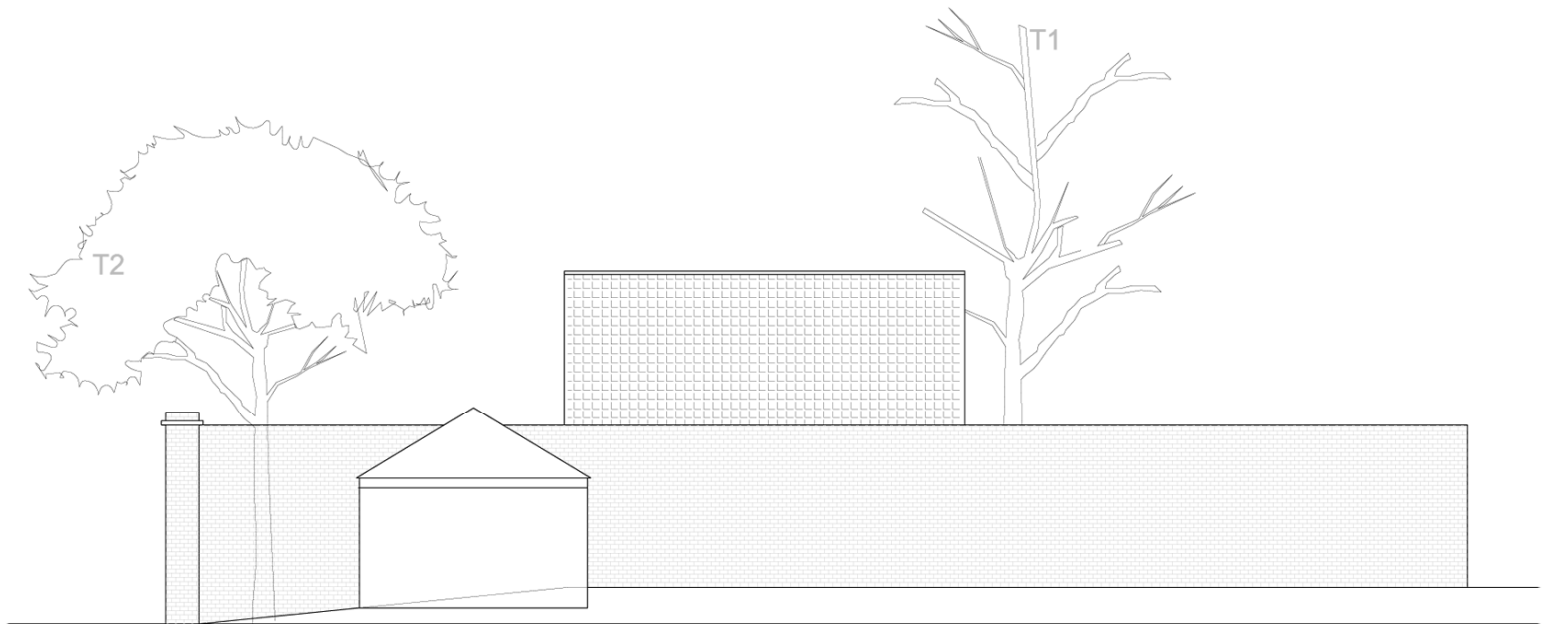


Proposed North East Elevation

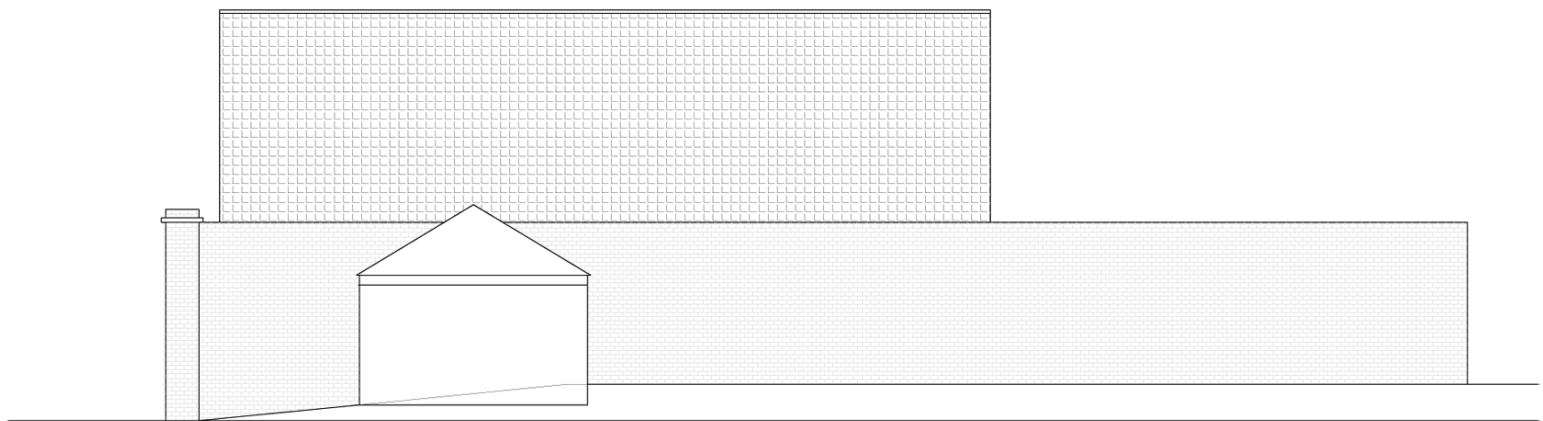
Existing & Proposed South-East Elevation



Existing & Proposed South-West Elevation



Existing South West Elevation



Proposed South West Elevation

Summary

The proposal will enhance Platt's lane and we hope it will receive a favorable reply.

Ayad Al-Tuhafi Architects