

Commercial

Public Buildings

Lifestyle

Transport

# DESIGN AND ACCESS STATEMENT



PROJECT ADDRESS:  
No.15 Ranulf Road, London, NW2 2BT  
Joint with No. 17 Ranulf Road, London, NW2 2BT

PROJECT DESCRIPTION:  
Proposed Driveway and Garage Facade Changes

APPLICANT:  
Mr & Mrs Arkus and Mr Jamie Goldstein

PROJECT NO:  
IA-LN14-0092-00

REFERENCE NO:  
A4\_01\_20

DATE/REVISION:  
27/04/15

## EXISTING PHOTOS:



15 RANULF ROAD



17 RANULF ROAD

\* COVER IMAGE: VIEW NORTH - WEST ALONG RANULF ROAD

## SUMMARY AND INVOLVEMENT

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Archial Norr have been appointed to prepare proposals for the redevelopment the driveway and garage facade of no. 15 and 17 Ranulf Rd by the owner-occupiers of both homes. The two properties share a party wall.

The applicants have decided to submit a joint application as the two detached properties are currently joined via the garage unit and driveway in question. Though separately owned, the driveway functions as a shared space and the applicants understand the mutual benefits of having a coordinated scheme.

Both applicants are owner-occupiers and wish to improve the appearance and functionality of the land in front of their houses.

The proposals have been fully researched in the context of local Camden planning policy and discussed with a planning officer from Camden Borough Council. Advice given has informed the preparation of this proposal as something that is in keeping with the aims of and objectives of borough policy.



## LOCAL CONTEXT and ANALYSIS

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### LOCATION

The site is located within the Fortune Green ward, in West Hampstead. The site comprises of two neighbouring properties, 15 and 17 Ranulf Road. Both back onto Hampstead Cemetery, sharing a boundary wall with the open green space here. No. 17. Ranulf Road is located next to the boundary between the London Borough of Camden and the London Borough of Barnet, which intersects Ranulf Road.

The surrounding area is predominately residential though a number of local facilities are located within a short walk of the site, including Fortune Green High Street and Finchley Road shopping parade within a 5 minute walking distance. The site is connected to the train and over-ground network via Cricklewood Station, which is 15 minutes walk away and West Hampstead and Finchley and Frognal Stations, 17 minutes away. However, the location has a PTAL rating of 2 (poor) and does therefore have some reliance on private transport. Most houses on the road have their own on-site parking, in keeping with the low-rise, low density development, though there is also on-street parking available for permit holders.

The area is very suburban in character despite its proximity to Central London. The site's immediate surroundings are notable for their lush surroundings, made up of private gardens, street trees and public greens such as the Hampstead Cemetery which is also an important site for biodiversity. Development is predominantly low/medium-density, within the quiet green setting.

Driveways and well-kept front gardens are key feature of the street and several have been redeveloped to give improved access whilst retaining features such as hedges and trees.

## LOCATION PLAN



## C: PROPOSAL DESCRIPTION

### DESIGN

The proposed designs are intended to upgrade and adapt the appearance and functionality of the street facing facade and entrance-way of 15 and 17 Ranulf Rd. Currently the driveway is tired and uneven in appearance and the garage facade features concrete lintels, doors and plinths that are out of keeping with the traditional appearance of the house. The residents wish to improve the appearance of the facade and driveway by replacing the concrete with red brick to match the existing and introducing higher quality stone setts to the driveway that will also help to define the boundary definition. The chosen setts will be arranged to allow for adequate drainage to the driveway whilst giving a more even appearance. The garage doors will be replaced with matching timber doors more in keeping with the traditional appearance of the house.

It is intended that the front garden to 15 Ranulf Road will be re-landscaped to improve the quality of the paving and rationalise the planting. It intended a tidier appearance is achieved whilst retaining most of the existing planting as well as the existing Cherry Tree and front hedge. Where a planter is being removed in order to improve access to the driveway, it is intended that the planing will be replaced in a shorter planter by the driveway and the re-configured front garden. Thus the attractive green appearance of the garden will be retained. No changes are proposed to the front garden of 17 Ranulf Rd and all planting and hedges will be retained on this part of the site.

### CHARACTER

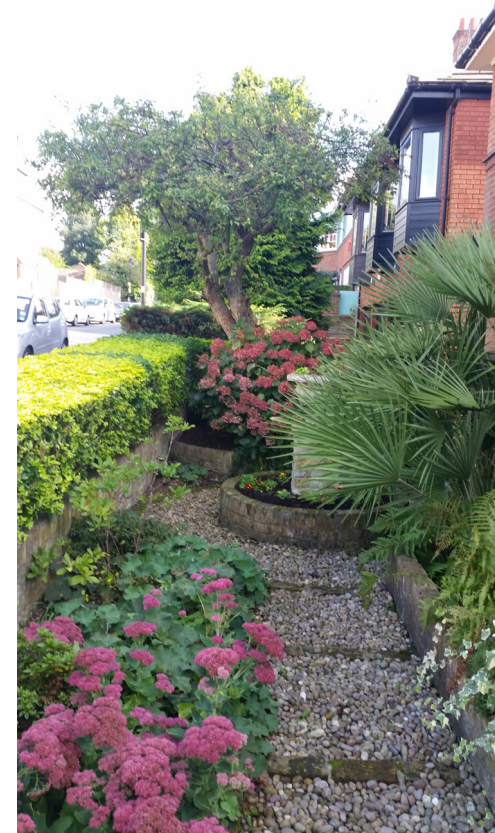
The proposals are not in a conservation area, though it is understood that the Edwardian-era houses have a distinctive character that is in keeping with the leafy suburban quality of the street. As such the designs have sought to echo brick details and materiality where new boundary walls are proposed and to retain as much of the greenery and planting as possible.



**17 RANULF ROAD: PLANTING AND HEDGES TO BE RETAINED**



**15 RANULF ROAD: FRONT HEDGE TO BE RETAINED**



**15 RANULF ROAD: PLANTER BEDS RECONFIGURED. PLANTING TO BE RETAINED WHERE POSSIBLE**

## LAYOUT AND ACCESSIBILITY

Currently, the front access into the driveway of 15 Ranulf Rd is problematic for the owner/occupiers. It is intended that the widening of the driveway by approximately 900mm will allow for the greater maneuverability and movement needed. In doing so, the front path will be retained at a minimum width of 1000mm, centred on the front door, in order to allow adequate pedestrian access via the path. The steps to the driveway will also be widened and pushed away from the front door to ensure a safer and more accessible approach between the driveway and front door.

Improved paving throughout the driveway and front garden of 15 Ranulf Rd will be laid to ensure a more even surface, thus allowing for a better access to and from the house.



