

DESIGN AND ACCESS STATEMENT

15 DALEHAM GARDENS
LONDON
NW3 5BY

Project No.: 10697

Issue Date: May 2015



1.0 INTRODUCTION:

This statement is prepared in support of the planning application for extension to lower ground floor and alterations to hard landscaping.

2.0 LOCATION:

The detached dwelling is located on west side of Daleham Gardens sitting within similar sizes of detached properties. The property is not listed but within the Fitzjohns / Netherhall Conservation Area. The surrounding area is characterised as predominantly residential.

SITE LOCATION PLAN



3.0 EXISTING

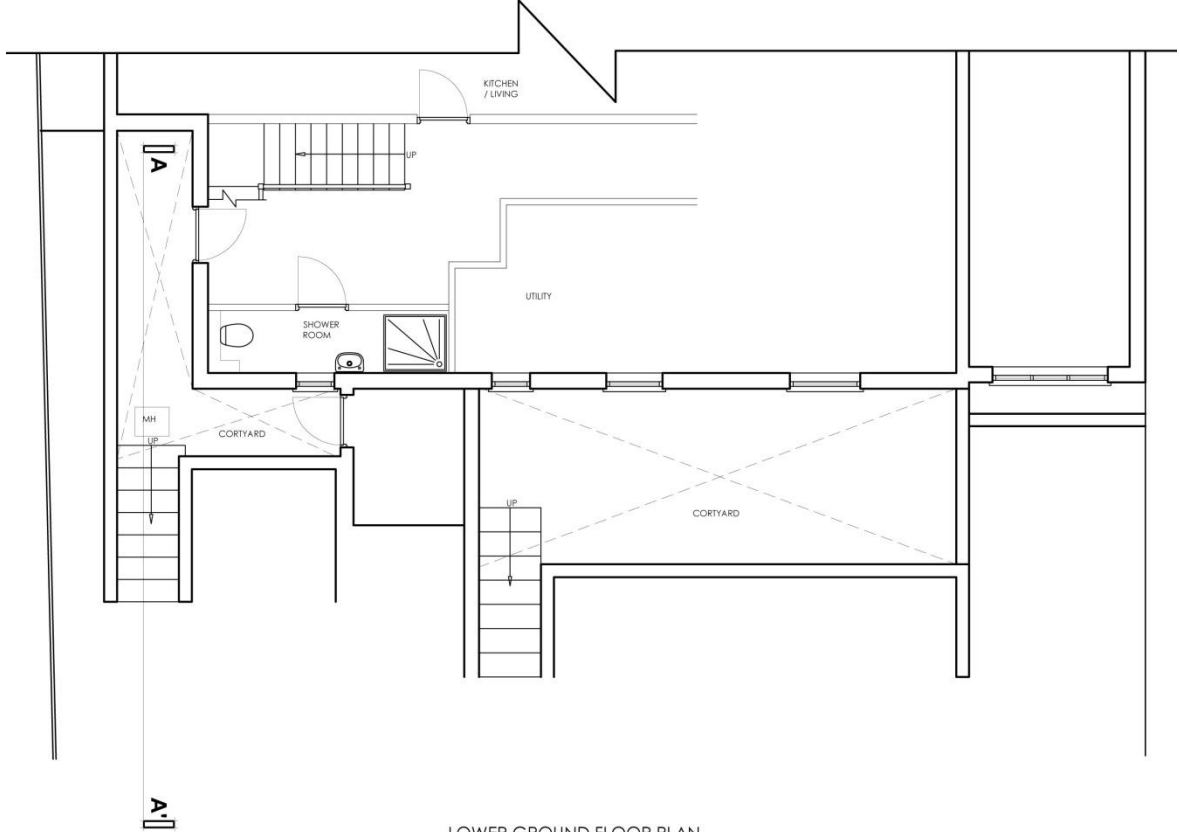
The application relates to front extension to left side of courtyard of lower ground floor. The existing basement accesses through internal and external staircases. The external staircases locate on front garden on either side of entrance door. Lower ground finish floor set approx. 1.6m lower and ground floor finish floor approx. 1.5m up from street level. The existing staircase lands in courtyards on both sides which are mainly covers and invisible by planters, vegetation and tree of front garden.

Front garden consists of boundary hedges and trees, shrub planters and hard landscaping. Existing walkway on left hand side is approx. 1200mm wide and vegetation is on either side.

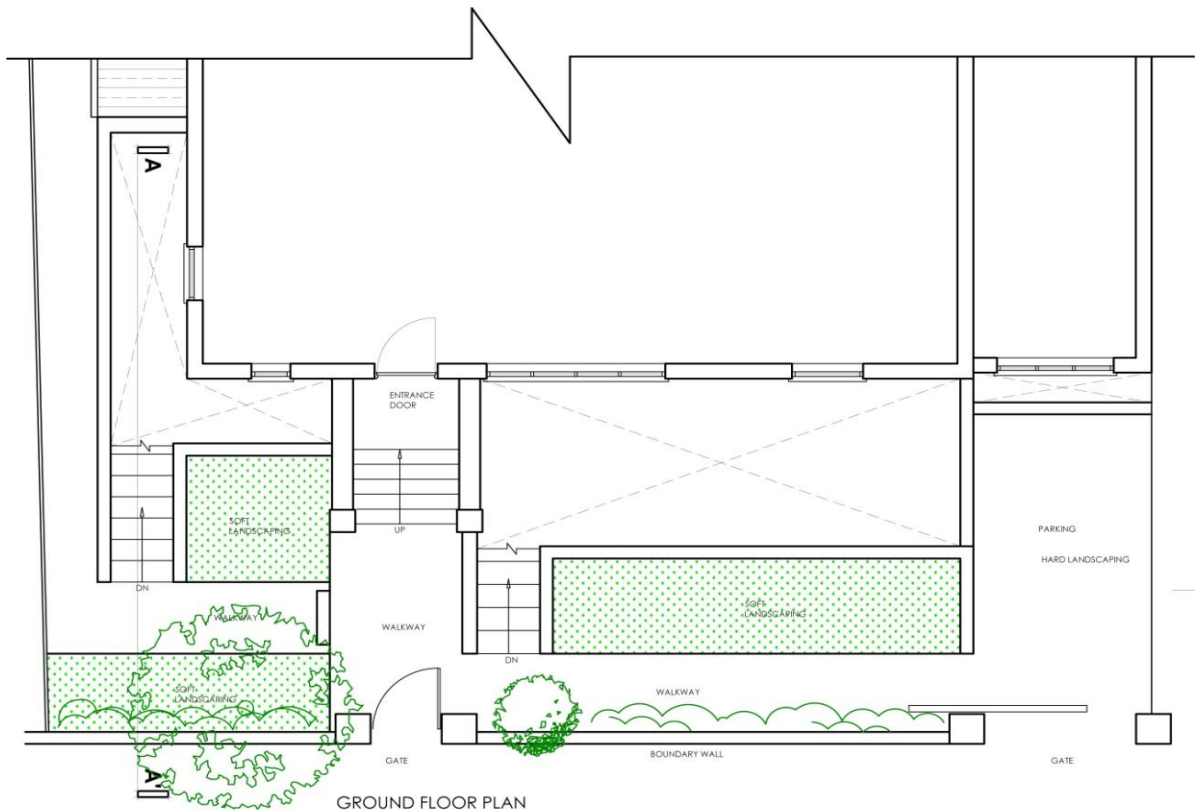
The entrance door steps have brick parapet wall and white painted coping stone on top.



Existing Plans

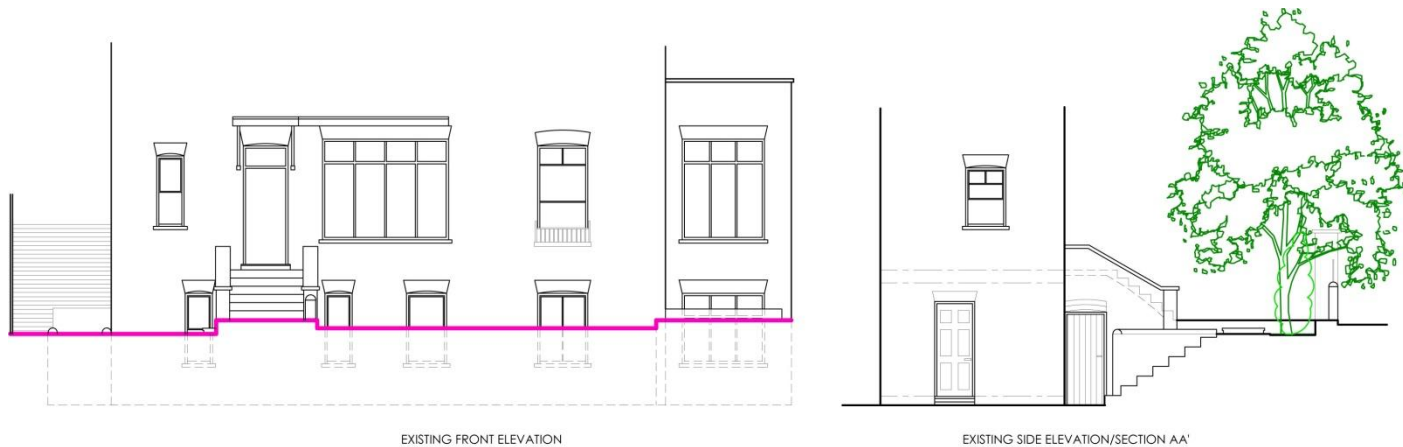


LOWER GROUND FLOOR PLAN

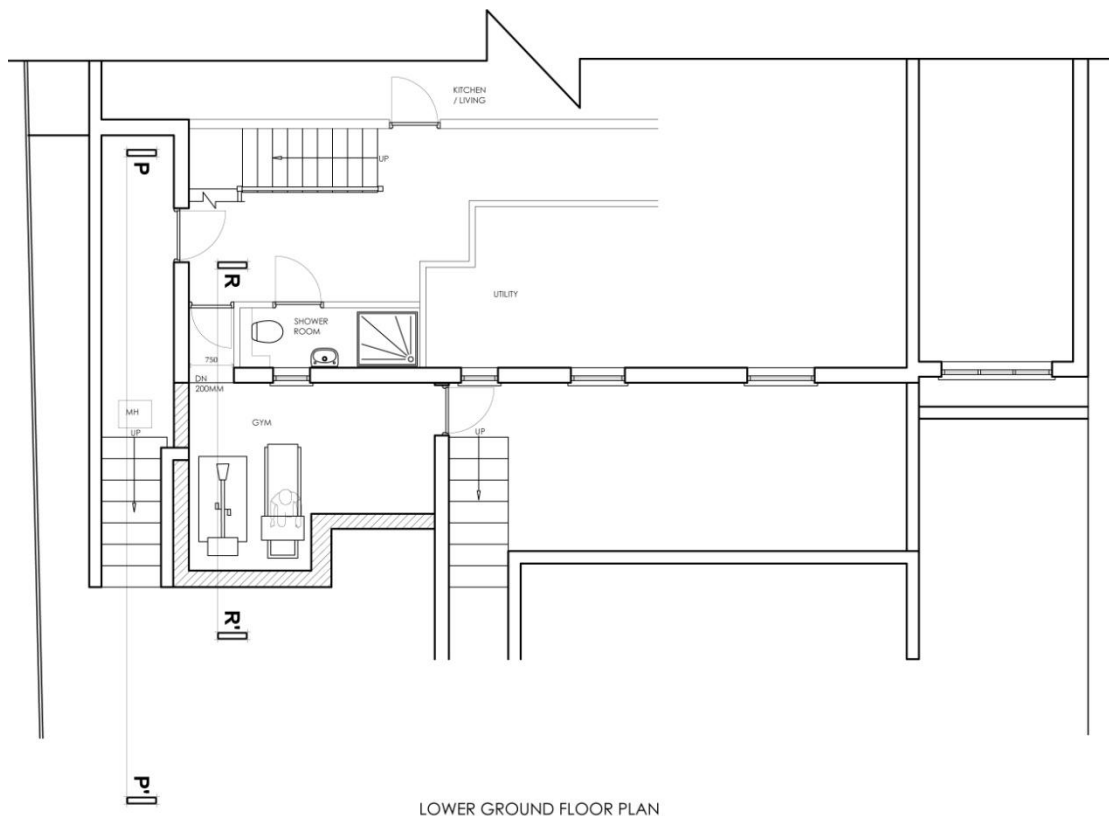


GROUND FLOOR PLAN

Existing Elevations

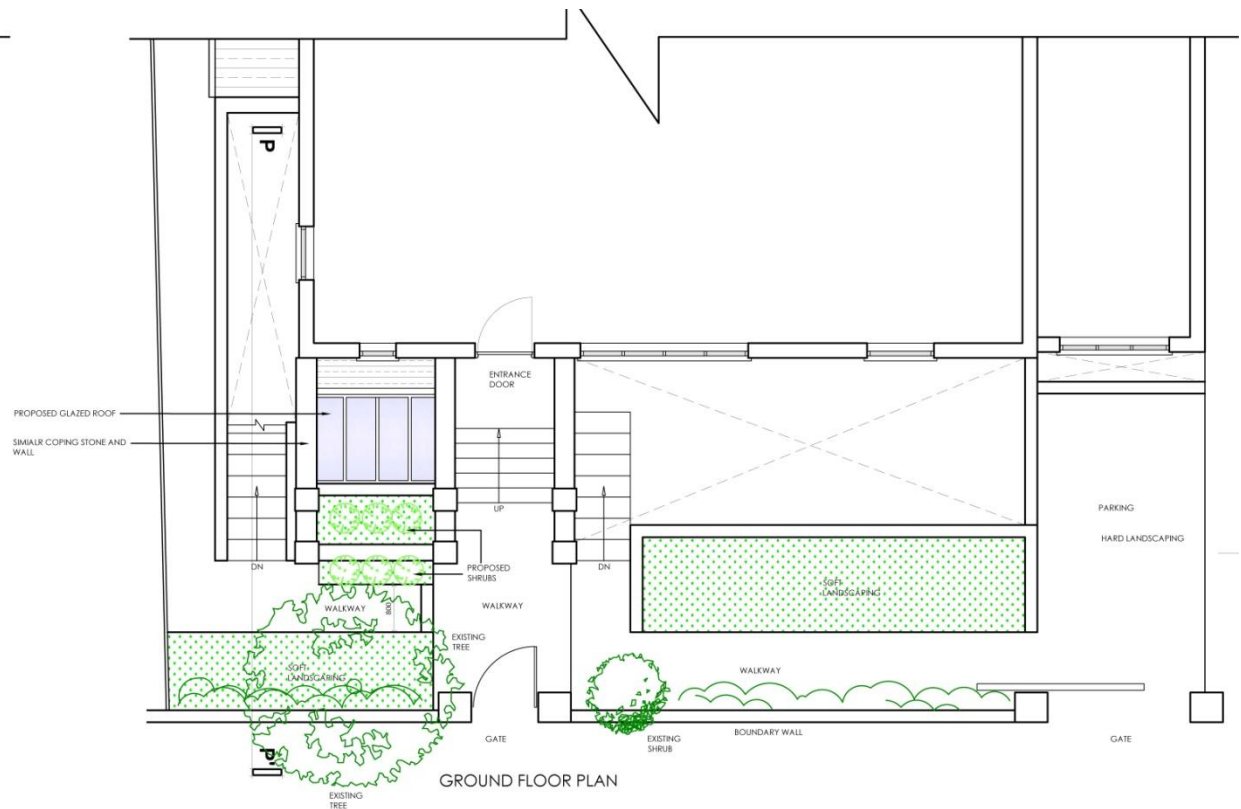


4.0 PROPOSALS



The proposals relate to erection of front extension lower ground floor and alteration to hard landscaping including proposed soft landscaping. Also relocation of basement stair on right hand side similar to existing left hand side stair.

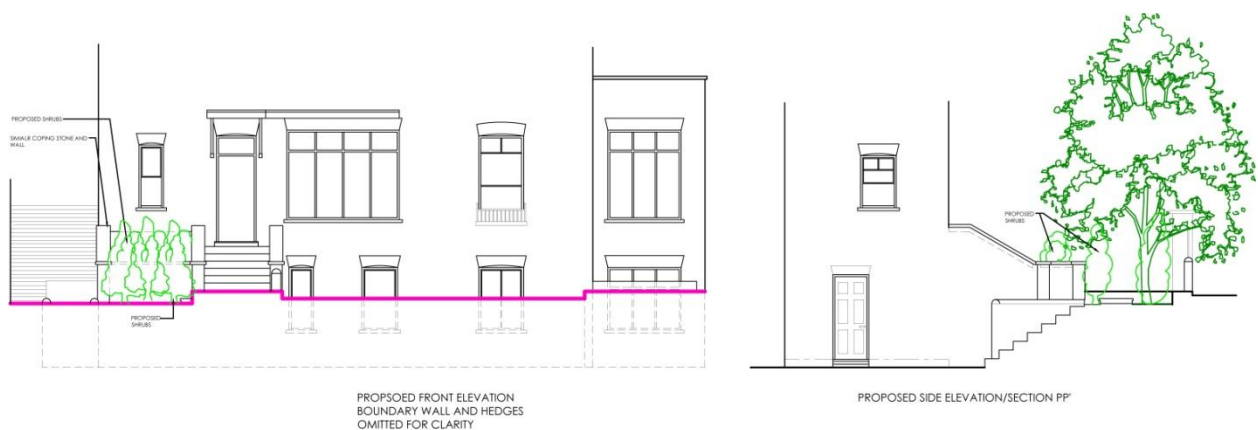
The existing staircase on left hand side to lower basement will be retained. The access door on side will be utilized to access proposed front extension. The existing shower room will be reduced to incorporate door to front extension. The front wall of new extension will be extended under the planter and existing storage room below the entrance steps will provide good size room to use as gym room. The door will be introduced to access right hand side courtyard through gym room.



New roof will be mainly glazing element to allow maximum natural light to the extension. The new roof will match the same angle to parapet wall and similar material and features on edge.

On Ground floor the existing planter to be removed and new planter proposed on approx. 900mm height, planter edges will be similar to existing brick wall and coping stone on top. Together with new soft landscaping in front of parapet proposed by reducing walkway to 300mm.

The proposal also includes replacement of staircase on right hand side courtyard to match with existing left hand side stair. Existing staircase sits forward closer to front boundary. New staircase proposed balance on layout and elevation.



4.0 CONCLUSION

The proposals will not result in an incongruous form of the development out of keeping with the existing street layout and detrimental to visual amenities of the street scene. There are no conflicts with existing policies and Fitzjohns and Netherhall Conservation Area Appraisal and management strategy.

The existing elevation and lower basement mainly remains hidden due to mature tree and vegetation on front garden, the proposal will be screened and invisible from the street as additional planting proposed and will not impact on street scene.

The proposal will also preserve or enhance the character and appearance of Fitzjohns and Netherhall Conservation Area and will not have any adverse impact on the immediate locations or the wider setting and environs.

Relevant Developments in the vicinity:

Adjoining property has similar development

