



Design and Access Statement

**13e Parkhill Road
London
NW3 2YH**

**Lowering of the kerb to allow for vehicular access across the pavement to
facilitate the creation of off street parking to the front of the applicant
property**

11th August 2015

Planning History

Application Number	Site Address	Development Description	Status	Date Registered	Decision
TP9806738	13E Parkhill Road London NW3	Reduction works to one Robinia in front garden. (Proposal to reduce one Robinia Ref TC9806737)	FINAL DECISION	18-08-1998	Approve works(TPO)specified by Council
TC9806737	13E Parkhill Road London NW3	Reduction works to one Robinia in front garden. (Application to reduce one Robinia Ref TP9806738)	FINAL DECISION	18-08-1998	No objection to works-TCA-Council spec
9300327	13E and 15E Parkhill Road NW3	Submission of details of roofing materials namely natural slate to be used in the construction of the mansard roof pursuant to condition 02 of the appeal decision granted on 24th November 1992.	FINAL DECISION	17-03-1993	Grant Appr.of Details/Res.Matters (Plan)
9100464	13E & 15E Parkhill Road NW3 Appeal received against refusal of permission	Erection of a mansard roof extension and single storey rear extension as shown on drawing No(s) J020/E/01-03 J020/P/01A - 04A.	APPEAL DECIDED	11-06-1991	Refuse Full or Outline Permission
8593010	13E Parkhill Road NW3	Prune plane tree (refer to report)	FINAL DECISION	07-06-1985	Part Approve/Part Refuse

Design

The site lies on Parkhill Road within the Parkhill conservation area. An application for a dropped kerb is only required due to the fact that the property in question is within the Parkhill conservation area. Under normal circumstances planning permission would not be required for a proposal of this type.

Originally an in-fill development granted planning in the 90's, it sits on the lower ground level between numbers 13 and 11, two of the original Parkhill villas.

The application will see the dismantling of an 11 course (88cm) wall, the creation of a dropped kerb to allow vehicular access onto the property and the levelling of the front garden to provide one off street parking space.

The front yard is made of un-maintained grass and number of unidentified shrubs which have developed from weeds. We propose that this area is levelled in line with the pavement and made accessible for off street parking.

A tumbled grey paving stone is suggested for this area giving it a clean finish which will sit suitably well within its existing surrounding.

A 14m Robinia tree sits on the boundary with number 15. An Arboricultural method statement has been produced to demonstrate that proposed works will have minimal adverse effect on the trees roots.

Access

The proposed dropped kerb will have a width of 4m. This is well within the guidelines for vehicular access onto a property. The working specifications will be provided by Camden's 'cross over' team. Implementing contractors will also be provided by Camden Council if approval is granted. This process will ensure that the proposal is designed and built in line with regulations which govern dropped kerbs within the borough whilst maintaining the existing language of the street scene.

Conclusion

The proposed dropped kerb will provide the users of this property with an off street parking space.

Normally the concern with this type of application is that the introduction of a hard surface tends reduce the quality of the street scene by reducing plants and vegetation. In this case however the front garden is made up of untended earth and some un-cultivated shrubs to the front boundary. The Robinia tree which very much characterises this part of the street scene will remain in situ offering the same vibrant shade of leaf throughout the spring and summer months as well as maintaining the current shading arc. I conclude that the introduction of the much needed off street parking space would have minimal impact on the street scene and should be granted planning permission.