

40 Platt's Lane, London NW3 7NT

Design and Access Statement

August 2015

Introduction

The property is a two-storey, Arts and Craft's style, rendered brick detached house. The single family dwelling is located on the corner of Platt's Lane with Rosecroft Avenue with the Redington Frogna Conservation Area. The house is surrounded by a small, partially overgrown garden which is accessed via a pedestrian pavement of Platt's Lane. A dwarf garden wall with a timber fence onto Platt's lane and Rosecroft Avenue separates the property from the public road.

Proposal

The proposal includes the removal of the damaged garden wall and erection of the new boundary with new metal gates to the relocated entrance and the proposed driveway.

The existing overgrown hedges and trees have an adverse structural impact on the existing dwarf garden wall and timber fence both of which are currently in a dilapidated state. Therefore, the client wishes to rebuild the boundary wall to ensure its structural integrity and to improve the aesthetics of the fencing.

Off-street parking

The proposed off-street parking space allows for a standard vehicle of 4.8 x 2.4m to be parked at the property without causing any impediment or obstruction to the footway.

The current non-permeable hardstanding in the location where the new driveway is being proposed will be replaced with the permeable resin bound gravel. The off-street parking will be accessed through a sliding metal gate powder coated in black. A new crossover will be required.

The new driveway would facilitate easier access to the house as currently the client have to park their car on the publicly accessible Rosecroft Avenue where the parking spaces are not always available.

A charging station for an electric vehicle owned by the client is also proposed within the new driveway.



Non permeable hardstanding to be replaced with permeable surface

Trees and Hedges

A tree survey was carried out in July 2012 and the “Arboriculture Impact Assessment Report” and it was submitted with the Application for Tree Works in September 2012 (application reference: 2012/5445/T). The visual investigation have indicated that the majority of the trees are in a poor condition. Although a consent was given for the trees to be removed the work have not been executed.

In order to allow the reinstatement of the physically damaged boundary wall, and the construction of the new driveway, trees and hedges indicated on the submitted drawings will have to be removed. A construction of the new retaining wall will also be necessary to stabilise the soil that slopes steeply downwards from Rosecroft Avenue. Details of the retaining wall are attached to the current Planning Application.

All removed vegetation will be replaced with new hedges and trees, species of which are listed on the proposed drawings.



Damaged boundary wall. View from the garden.



Damaged dwarf boundary wall. View from the public footway



Landscape sloping by 2.5m along Rosecroft Avenue

Existing photos _ August 2015



Views from Platt's Lane



Views from Rosecroft Avenue

Driveways and fencing in the neighbourhood



No.40 & No.42 Platts Lane

