

DESIGN AND ACCESS STATEMENT

15 DALEHAM GARDENS
LONDON
NW3 5BY

Project No.: 10697

Issue Date: May 2015



Rev A: 08 Oct 2015 – Amended as per Arboriculture report.

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 set within similar sized detached properties. The property is not listed but is within the Fitzjohns / Netherhall Conservation Area. The surrounding area is residential in character.

SITE LOCATION PLAN



3.0 EXISTING

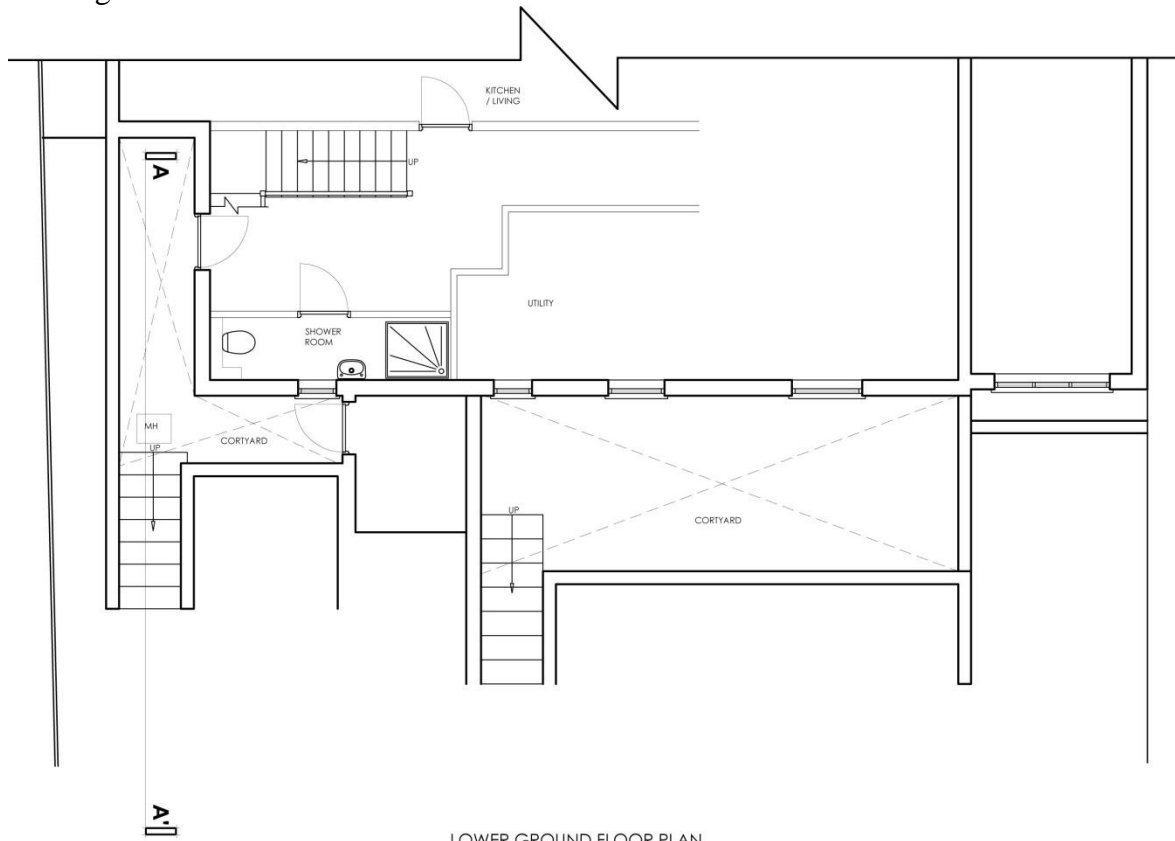
The application relates to front extension to left side of courtyard of lower ground floor. The existing basement is accessed via internal and external staircases. The external staircases is located on front left hand side of the property. The lower ground finish floor is set approx. 1.6m below street level and ground floor finish floor approx. 1.5m above street level. The existing staircase is screened from the pavement by vegetation, shrubs and a tree.

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.

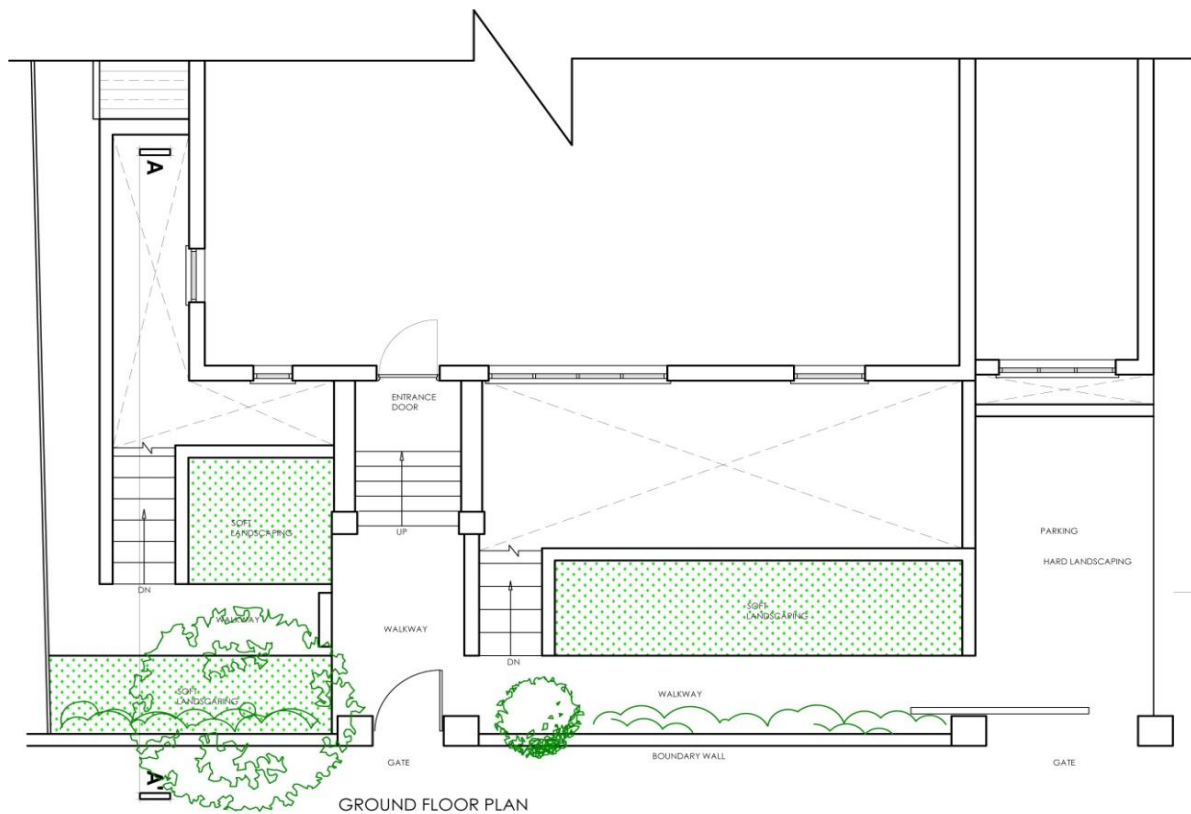
The entrance door steps have brick parapet wall and white painted coping stone on top.



Existing Plans



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

Existing Elevations

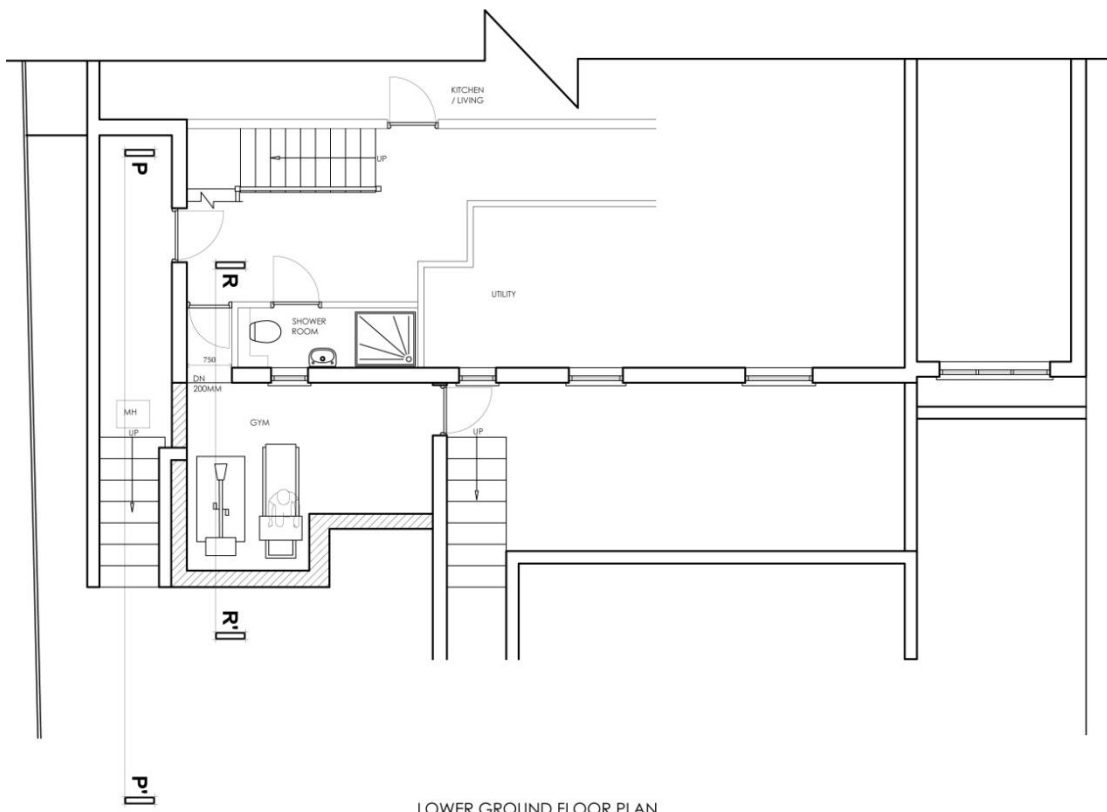


EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION/SECTION AA'

4.0 PROPOSALS

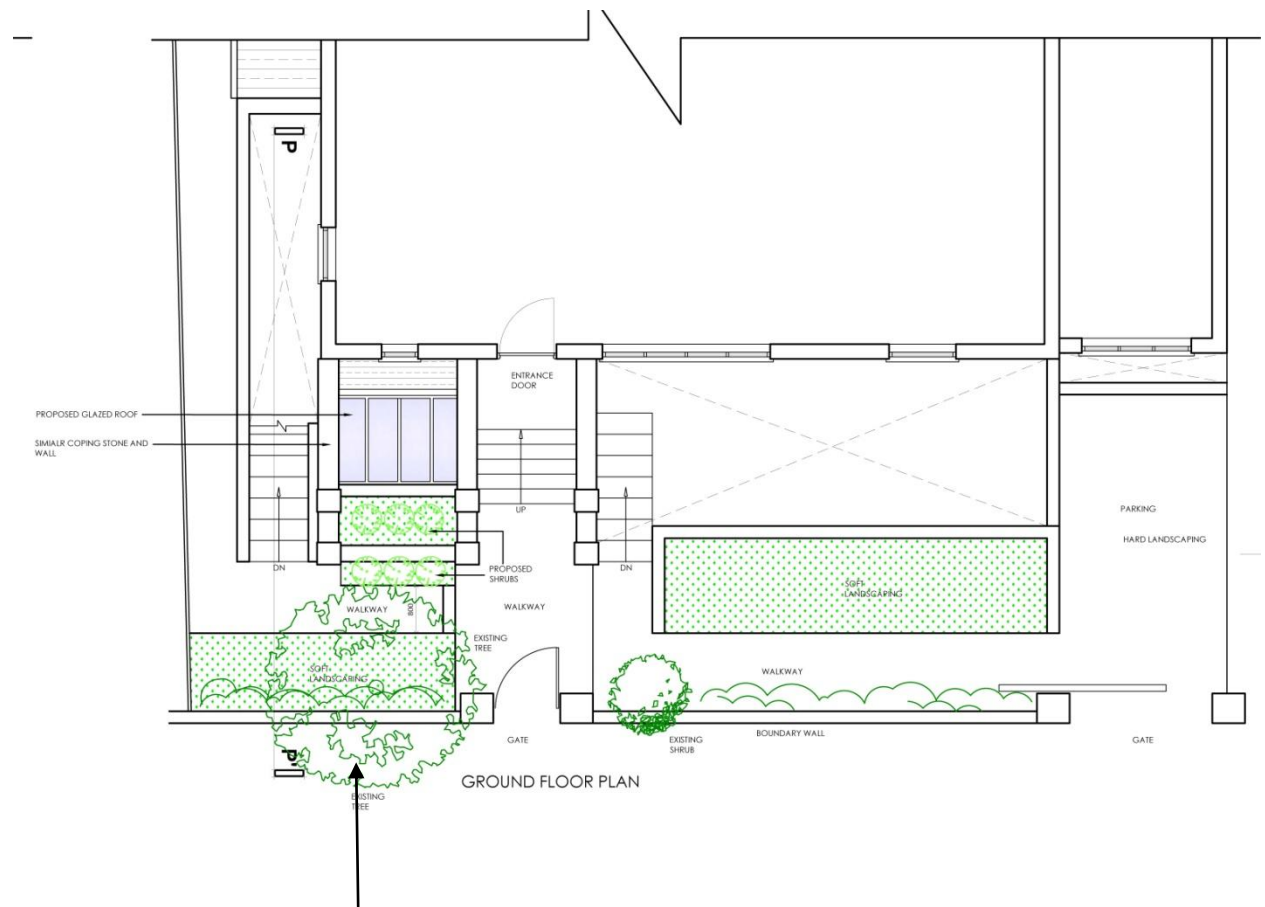


LOWER GROUND FLOOR PLAN

The proposals are to extend the lower ground floor out under existing steps to front door and extend along the left hand side of the property, the roof profile will respect that of the existing steps to the front entrance door. Additional planting will provide screening. The parapet treatment to the perimeter will match existing coping. In addition the right hand stairs to the lower ground floor is to be relocated to match that on the left hand side.

The existing staircase on left hand side to lower basement will be retained. The access door on the right hand 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

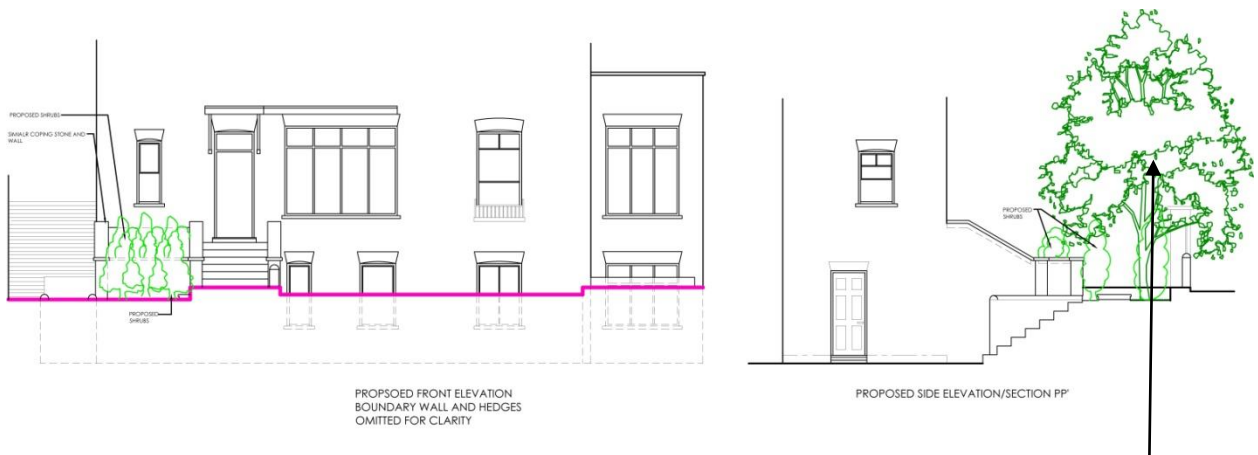
size room to use as gym room. The door will be introduced to access right hand side courtyard through gym room.



Existing tree to be removed and proposed suitable replacement planting

New roof will be mainly glazed 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.

At pavement level, the existing planter to be removed and new planter proposed, the planter edges will be similar to existing brick wall and coping stone on top.



Existing tree to be removed

4.0 CONCLUSION

The proposals will not result in an incongruous form of the development and will not be out of keeping with the existing street layout or 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.

Further to Arboricultural assessment that one low quality tree T1 on front boundary less likely to survive therefore recommended to remove T1 and suitable replacement planting proposed. The existing lower basement mainly remains hidden with existing front boundary hedges and vegetation, the proposal will be screened and invisible from the street with 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:

Adjacent property has similar type of extension.

