

**Design and Access Statement for an extension of an existing detached house at
9 Grange Gardens, London, NW3 7XG**

**Planning issue 20.10.2015
Rev A**

Introduction

This Design and Access statement is for an extension of an existing 5 bedroom detached house. The design and access statement is intended to demonstrate that the surrounding properties and amenity will not be harmed by the proposed extended dwelling and the following aspects will be covered:

Site and Context
Amount and Layout
Scale
Appearance
Use
Utility
Landscape and Access

Previously a pre-planning enquiry document has been submitted to the Council in June 2015 and received positive feedback on 6th August 2015. Ref: 2015/3549/PRE

The statement is to be read in conjunction with supporting documents listed below.

Site and Context

The application site is located at the end of Grange Gardens Close, London, NW3 7XG and occupies a secluded plot, neighbouring other residential properties also designed by late Ted Levy circa 1970 and measuring approximately 0.06Ha. The site is located on the south edge of the Redington Froggnal Conservation Area, but does not form part of it. The site does not have a standing Tree Preservation Order and is situated in Flood Risk Zone 1 (low flooding probability).

Amount and Layout

The footprint of the proposed dwelling will largely remain the same with the new garage structure re-allocated to the south-east corner of the site. The existing property gross internal area measures 280m². The detached garage structure measures 29m². The proposed extended dwelling will have a gross internal area of 325m² and 35m² double garage at ground level. By extending the house, the ageing owners will gain an extra bedroom with an en-suite shower for carer staff, level ground floor access throughout and a platform lift.

Scale

The volume of the new extension is divided into two distinct parts, similar in architecture to the original dwelling. This is done in response to the PO decision on previous planning application 2014/6544/P, to further reduce visual impact. The bulk has been kept to a minimum by stepping down to west side boundary to establish the hierarchy between the main house and the extension. The gable wall of the proposed extension is moved away from the west boundary wall, which further increases separation between neighbouring properties. The volume of the proposed flat roof garage is to be accommodated in the south-east corner of the site and will almost entirely be hidden by the surrounding retaining walls.

Appearance

The original building features dark brown stock brick, particular to Ted Levi Benjamin Architects, chosen for the entire estate. The extension is intended to respect the original architecture and blend seamlessly.

New windows frame colour will match original. In addition to the frames, local timber boarding in matching dark brown will be introduced to new vertical windows in keeping with the original ornamentation of the house. New skylights are to have dark grey matt powder coated aluminium flashings. Roof tiles are intended to be matched and similar in appearance. Flat roofs will have a felt cover in neutral grey.

Use

Residential C3 detached house. No change of use

Utility

All existing surface and foul drainage connections to be re-used. Domestic refuse bin area is to be located inside the secure garage on the ground floor, made available for collection by the occupier.

Landscape

The hard landscaping at the front of the property will remain largely as existing. The soft landscaping is to be enhanced in a form of a garden to the south west corner of the house.

Access

The site has good links to the A406 North Circular and M4 motorway and London Underground Networks. The scheme will be accessed from the existing driveway off Grange Gardens. The main entrance door location has not altered as part of this application. The south (main) elevation of the house is visible from the front gate at the end of the driveway.

Supporting Documents:

KAM01_P_001 revP01– Location Plan 1:1250 / Block Plan 1:500

KAM01_P_011 revP03 – Existing Ground Floor Plan

KAM01_P_012 revP03 – Existing First Floor Plan

KAM01_P_013 revP03 – Existing First Floor Plan

KAM01_P_021 revP03 – Existing Sections AA and BB

KAM01_P_031_revP03 – Existing South (front), North (rear) Elevations

KAM01_P_032_revP03 – Existing East and West Elevations

KAM01_P_101_revP04 – Ground Floor Plan as Proposed

KAM01_P_102_revP04 – First Floor Plan as Proposed

KAM01_P_103_revP02 – Roof Plan as Proposed

KAM01_P_121_revP02 – Proposed Section AA

KAM01_P_122_revP02 – Proposed Section BB

KAM01_P_123_revP02 – Proposed Section CC

KAM01_P_131_revP04 – Proposed South (front), North (rear) Elevations

KAM01_P_132_revP04 – Proposed East and West Elevations