



CADoo



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DESIGN & ACCESS STATEMENT

DESCRIPTION:

This application is for a Full Planning Permission, designed to create a single storey rear glass conservatory that extrudes 6.0 metres from the original building.

PREPARED FOR:

MR MEHMET FUAT YILMAZ

3 GOLDHURST TERRACE
FINCHLEY
LONDON
NW6 3HX

REF: 3/NW63HX

PREPARED BY: MR. HALIL SEKER

INTRODUCTION

Cadoo Ltd. has been appointed by the applicant to prepare the necessary drawings and Supplementary documents for pursuing planning consent.

The intended development is for the construction of a single storey glass conservatory that extrudes 6.0 metres from the original building with a width of 6.55 meters. The proposal also incorporates a light well and a new window opening facing the rear on the ground floor seating area.

The height of the extension will not exceed of 4 meters in height.

This is a two-storey commercial property which is a family run Café who are looking to grow the number of seating within the restaurant whilst also altering the internal layout and design to maximize their business.

The proposed elements have been carefully considered to ensure the proposed changes are both in keeping with the road and matching similar developments in terms of size and volume, whilst making no changes to the streetscape viewed along Goldhurst Terrace.

This statement should be read in conjunction with the drawings which indicate the external materials along with the structural forms.

LOCALITY

The site is located along Goldhurst Terrace and off the high street Finchley Road, and it also considered to benefit from good level of accessibility by various modes, which includes public transport, cycling and walking.

No properties featured on Penton Street parade are listed, and is considered to benefit from good level of accessibility by various bus routes, train, cycling and walking, as well as sufficient off-street parking.

The Café is located in close proximity to New Finchley Road Underground Station by a 2-minute walk.

The road is quite but busy during rush hour periods, and the properties along the street are mostly mix use.

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SETTING

The property is a five-storey (including the basement floor) mix use semi-detached terraced property, with a large garden at the rear of the commercial unit.

The building typology is not consistent along the road nor is the façade materials of the properties consistent.

USE

The property is currently a A3 Use Class, for the sale of food and drink for consumption on the premises and will remain the same.

AMOUNT

The proposed glass conservatory will have an internal area of 32.6m^2 and an eaves height of 2.65m^2 and a max height 3.825m^2 . The glass conservatory will extrude 6.0 metres from the original building with a width of 6.55 meters.

The provision, position and orientation of the proposed development are sympathetic in both design and in proportion with the existing properties and both public and private open spaces in the vicinity.

LAYOUT

The proposal will look to update the existing layout of the restaurant, which was designed in conjunction with the Parker Morris standard.

The proposed development is for the construction of a single storey glass conservatory at the rear of the property whilst also proposing to incorporate a light well and a new window opening facing the rear on the ground floor seating area.

The basement floor is remaining as existing.

The entrance to the front of the property will not be altered.

SCALE

The depth and height of the glass conservatory will not have an overbearing impact or cause a significant sense of enclosure, or loss of outlook from, or light to, principal windows of habitable rooms of neighbouring property.

The development has been designed so that it does not dominate the elevations.

The scaling of the different proposed components has been designed so that no over scaled massing parts are present or dominant.

The scale is proportional in relation to what is existing and to its surroundings, and in keeping with the array of the identical rear extensions within the local area.

LANDSCAPING

There would not be any changes to existing landscaping.

APPEARANCE

The proposed appearance will mainly be innkeeping with the existing context of the property, where the external built form of the development, its architecture, materials, decoration, lighting, colour, texture, and overall look will match as accurately as possible to the existing appearance of the building.

The front elevation of the property will remain unaltered.

ACCESS

Entrance to the building will not differ.

The light-well will allow a fire escape to be possible from the kitchen which is located on the basement floor.

The ladder that is located in the light-well will lead from the basement floor into the rear glass conservatory for a safe escape in the case of an emergency that is caused by a fire.

SUMMARY

The intended formation of the rear glass conservatory has been designed to comply with all limitations and conditions that apply to ground floor rear extensions for commercial properties.

The development, by virtue of its design, scale, bulk and appearance enhance the features, aesthetics and function of the existing property with no impact upon the amenity of the surrounding area and the neighbouring properties.

Should there be additional information or clarification required in order to progress this application please do not hesitate to contact Cadoo Limited. We are more than happy to make any amendments to the scheme planning control may suggest.

EXISTING

