

## **5 GRANGE GARDENS, NW3**

# **PLANNING STATEMENT / DESIGN AND ACCESS STATEMENT**

DOC REF: 5GG.D-A.01

DATED: 18.07.18

### **Background**

---

This single-family residence was developed as part of a residential complex of a number of similar-styled houses in the 1980s (by Levy, Benjamin and Partners). The development is accessible from Templewood Avenue and is located in an elevated position on the road. Grange Gardens is located to the east of Templewood Avenue.

The site is not listed and is not located within a Conservation Area.

### **Proposal**

---

The proposal seeks to create a clean and simplified open-plan arrangement incorporating kitchen / dining and family area. To facilitate this, the proposal seeks to add a modest extension in order to extend the existing window-bay with a sliding door arrangement across this open plan room. The proposed extension would be a minor alteration to the rear elevation of the building and would not extend further than the existing rear wall of the first floor of the building. As the extended area of the window is located under an over-hang, no additions to the first floor / roof are required.

Given the nature of the proposal, this extension is of a relatively modest scale, and is both contextually sensitive and uncomplicated addition to the property.

To the side elevation, the existing door from the kitchen area would be closed-off with a fixed obscure screen added in its place. Adjacent to this, the existing small high-level window to the WC would be changed a fixed screen to ensure it continues to provide natural light to the WC on the ground floor.

The appearance of the proposed replacement glazing would match that of the other windows and doors in the building.

### **Landscaping**

---

The addition of the extension would have minimal impact of the rear garden and only a very small portion of the hard-landscape area adjacent to the existing window is utilised – the garden is thus largely unaltered.

## **Appearance**

---

All doors, windows and fixed screen frames are proposed as timber units to match existing timber doors/window in both texture and finish. As illustrated on the elevation, the door and window frames follow similar configuration as the existing and similar elements elsewhere on the property.

Clear glass as per the existing shall be used, however side windows / screens will be of fully obscured glazing.

## **Impact upon the amenity of neighbouring occupiers**

---

Given that the replacement glazing would enclose an overhang on the building, and would not extend further than the first floor of the building, there is no detrimental impact upon the amenity of residential occupants neighbouring the site.

As discussed, the amendments to the side (fixed screens) will be completely obscured to maintain privacy with the neighbouring properties.

## **Use**

---

No changes to use are intended.

## **Access**

---

The new set opening sliding / folding doors to the garden would allow a significant connection to be made from the interior to the garden landscape and the wide opening would allow easy access. No significant alterations are made to the access strategy currently present in the residence.

Whilst a side door omission of the side door limits access out to the side of the property, access to the side alleyway is still maintained from the rear garden as well as the front.



EXISTING REAR ELEVATION WITH ZONE OF PROPOSED AMENDMENT MARKED

