

## **Design & Access Statement**

Construction of Carport at  
17 Branch Hill  
London, NW3 7NA

### **1.0 Introduction**

- 1.1 This Design and Access Statement has been prepared in support of a householder planning application for the construction of a carport in lieu of existing at 17 Branch Hill, Hampstead.
- 1.2 The statement should be read in conjunction with the following drawings:  
(779)001\_PL01 - Location Plan  
(779)004\_PL01 - Site Plan - Proposed  
(779)492\_PL01 - Carport - Existing  
(779)493\_PL01 - Carport - Proposed

### **2.0 Site Description**

- 2.1 Number 17 Branch Hill is located just south of the West Heath within Hampstead Conservation Area.

### **3.0 Relevant Planning History**

- 3.1 Application Ref: 2015/3377/P  
Erection of part 2 and part 3 storey plus basement single family dwelling (following demolition of existing) with plant room, swimming pool (including air handling unit) and 5 condenser units.

### **4.0 Description of Proposed Development**

- 4.1 The proposal involves the construction of a carport, with a flat roof in lieu of existing.

### **5.0 Access and Parking**

- 5.1 The existing carport could accommodate 3 cars, but due to structure it was not fully functional.
- 5.2 The proposed carport has the capacity for three cars (as existing) as well as three bicycles.

### **6.0 Trees and Landscaping**

- 6.1 No trees or hedges will be lost or affected as a result of the proposed carport in lieu of existing.

### **7.0 Conclusion**

- 7.1 The design of the carport is in keeping with the style and size of the existing one and in line with proposed house and is thus deemed appropriate for the site.

#### **DO NOT SCALE FROM THIS DRAWING**

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.  
If in doubt, ask.

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1 Vencourt Place, Ravenscourt Park,  
Hammersmith, London W6 9NU  
Phone: +44 (0) 20 8600 4171  
Email: info@shh.co.uk  
shh.co.uk

RIBA   
Chartered Practice



MEMBER



SHHARCHITECTS|INTERIORDESIGNERS

Project:

**Branch Hill**  
17 Branch Hill  
London

Client:

Private Client

Drawing Title:

**Design and Access  
Statement**

(Project number)DWG number\_Revision

**(779)720\_PL01**