

DESIGN, ACCESS AND PLANNING STATEMENT

WORKS TO THE FRONT HARDSTANDING OF No.76 FORDWYCH ROAD, LONDON, NW2 3TH

This application is for alterations to the front external area of the building facing the highway. These works have already been carried out.

1.0 SITE AND SURROUNDINGS

1.01 No. 76 Fordwych Road is in Kilburn. It is North from Kilburn Station and to the East of Shoot-Up Hill.

1.02 The property is a brick townhouse and is an HMO providing a number of bedrooms.

2.0 ACCESS

2.01 The pre-existing condition provided a steeply sloping, broken concrete forecourt to the building. This was in a poor state of refurbishment and created a series of potential trip hazards.

2.02 The alterations reduce the sloping site, making it shallower, and the concrete is replaced with bonded gravel. Three additional steps are provided to the front entrance which now has seven steps in total.

2.03 Low-level lighting has been added which illuminates the pathway from the pavement providing safer access during night time.

3.0 DESIGN

Below is to be read in conjunction with the existing and pre-existing drawings and supplementary documents that form part of this application:

3.01 The existing steep slope from the pavement to the steps into the house has been reduced providing a shallower gradient. This shallower level change improves safety on the site.

3.02 Three additional steps provide access to the building. All steps have been re-clad in a light beige tile which compliments the existing brick colour of the front elevation.

3.03 The surface of the pathway from the pavement has been changed from concrete to bonded gravel. Borders are defined by flush set brick pavers. This has improved the appearance of the building from the street scene.

3.04 Around the bay window a low-level brick planter is provided in brick to match the main building. This planter is planted with Buxus and olive trees. This provides an element of improved privacy to the resident of the raised ground apartment.

3.05 The two pre-existing car parking spaces are retained in the same positions. The end of the parking bay is defined by a low-level fence barrier and two lighting posts which illuminate the ground around the end of the parking bays.

- 3.06 Alongside the pavement, separating the parking spaces from the pathway, a low-level wooden sleeper planter has been built. This contains the following planting: Cordyline, Pieris, Skimmia, Aucuba, Fatsia, Grasses, Lavender, Choysia, Nandina and Euonymous
- 3.07 A new purpose-built bin store is provided, set behind the car parking spaces. This is clad in grey boarding. The bin store is just tall enough to contain standard wheelie bins and is wide enough to house all the recycling and waste bins required for the property.
- 3.08 A close-boarded fence is provided along the boundary with the neighbour to no. 78
- 3.09 For further details please refer to the drawings and photographs included with this application.

4.0 IMPACT ON STREET SCENE

- 4.01 These works have improved the street scene by improving the appearance of the front area.

5.0 PHOTOGRAPHIC RECORD

- 5.01 Please refer to Photographic Record, as included with this submission.