

MDC

METROPOLITAN
DEVELOPMENT
CONSULTANCY

66 Bickenhall Mansions
Bickenhall Street
London W1U 6BX
t: +44(0)207 486 6675
e: info@mdclondon.com
w: www.mdclondon.com

DESIGN AND ACCESS STATEMENT

In support of a Planning Application for:

Renewal of front boundary wall and renewal of paving to
front carriage driveway.

**19 ALVANLEY GARDENS,
LONDON, NW6 1JD**

JULY 2019

Issue 1

1. Associated Documents

This Design and Access Statement should be read in conjunction with the following documents:

Existing Ground Floor Plan and boundary wall elevation	8209/ 01
Proposed Ground Floor Plan and boundary wall elevation	8101 / 02
Site location Plan	8209 / SLP

2. General Description

The site lies within the London Borough of Camden. The property comprises three self-contained flats within a detached house. The site is not in a conservation area and the building is not listed. The location is not within the environment agency flood risk zones. It lies at the top end of Alvanley Gardens close to the junction with Finchley Road. The Cumberland Lawn Tennis Club is opposite. Parking in the street is restricted by CA-P zones.



Existing house and front boundary wall elevation

Off-street parking is presently provided for three cars but entering and leaving the front carriage driveway is rather awkward. It is therefore proposed to increase the width of the opening by approximately 100mm to line up with the existing two cross-overs and slightly reduce the size of the front flower bed which should allow vehicles to be able to more easily access and leave the parking area.

Alvanley Gardens slopes quite considerably at the position of the house. The existing front boundary wall is cracked and dilapidated and it is proposed to rebuild this wall to match the boundary wall at No. 18 Alvanley Gardens, comprising four pillars and a 225mm thick boundary wall average 1300mm high. Dimensions are shown on the drawings. The wall will be constructed in a red brick to match brickwork to the existing house.

It is also proposed to change the existing non-permeable crazy paving finish on the carriageway to a permeable block paving comprising Marshalls 200 x 100 x 50mm deep – Brindle colour laid in herringbone pattern with a two block border around the edge. The paving will be permeable but the existing gullies will be retained. Two aqua channels with stainless steel gratings will be installed across each of the door entrances to the house which will feed into the existing gullies.

The existing position for the six dustbins will be retained.

The proposed changes will improve the aesthetic quality of the front of the house and ensure ease and safety of parking in the front carriageway.