

TR STUDIO

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Design & Access Statement

63 Ornan Road, NW3 4QD on behalf of Ben & Mor Levenstein

This document accompanies drawings and information relating to proposed scheme at 63 Ornan Road.

63 Ornan Road is a single-family, 2-storey dwelling located alongside a car park serving the Premier Inn London Hampstead to one side and an adjoining neighbour to the other.

The detached property at No.63 has similar characteristics in terms of brickwork and window setting out as that of No.61.

The proposed alterations to 63 Ornan Road are motivated by the need to upgrade the quality and functionality of internal areas.

Information Submitted -:

- Householder Planning Application Form
- Planning Statement
- Site & Location Plans (1:1250/1:500 @A3)
- Existing Plans & Elevations (1:50 @A3)
- Proposed Plans & Elevations (1:50 @ A3)

Proposal

The existing front boundary wall sits at approximately 450mm high above ground level, and steps down towards the South-West following the natural slope of the footpath. The proposed works include building upon the existing wall to a consistent height of nominally 1500mm above ground level, to match the height of the adjacent brick wall of the car park (Premier Inn London Hampstead). A new sliding gate provides access to the driveway, with a pedestrian gate towards the centre.

Fig 01. Image of existing front boundary wall



Materials

All new brickwork will be to match the existing, as allowed under Permitted Development rights.

A subtle 'open' or 'perforated' brick detail is proposed to the longer expanse of wall, see precedent images below.

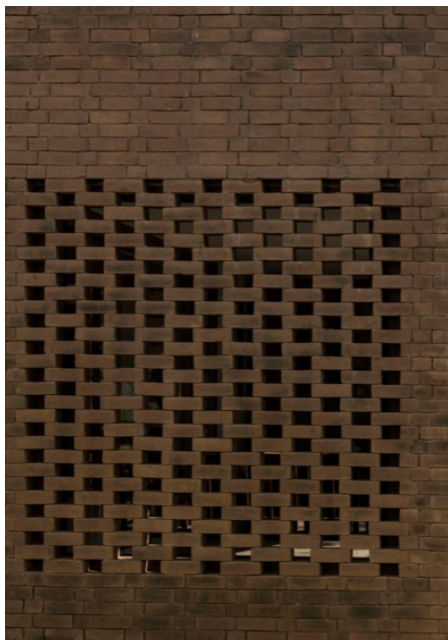


Fig.02 - (above) - Example 'perforated' brick detail.

Landscaping

It is proposed that the front driveway landscaping is renewed a part of the works with planters and flower beds upgraded. Bin storage will be provided as part of the design.

Access

Access to and from the property will remain unchanged.

Conclusion

In conclusion, the proposed increased height of boundary wall will sit comfortably within its existing surroundings.

The scale of the proposed works would not adversely impact the surrounding area.

The proposed extension will utilise materials to match the host building whilst allowing the original character of the building to still be read clearly and distinctly.

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