

9 Bracknell Gardens
NW3 7EE
Design & Access Statement
March 2020

The following *Design and Access Statement* has been prepared on behalf of the Applicant of 9 Bracknell Gardens, to accompany an *Application for Planning*.

Introduction

9 Bracknell Gardens is Flat in a large detached house in Frognal Conservation area, which benefits from front and back garden.

Site Location

The existing building is located at the Frognal Conservation area.

Proposed Design

The proposals are detailed in the submitted drawings, listed in the drawing register attached (9 BG 001C; 9 BG 002C; 9BG 003B; Site Plan 1:500; Site Plan 1:1250)

USE

This property will remain a flat in a detached house.

SCALE

The proposals will not have any impact on the scale of this property and will not result in an increase in floor area.

PROPOSAL

This proposal contains:

1. Raising of the two gate posts and the front garden wall to consist with the majority of the fenestration on the surrounding area.
2. Replacement of the overgrown hedge to the side passage (Entrance to Flats 9A and 9B , also a access to the rear garden and bin area for Flat 9), with a new painted timber fence in order to make the passage way more open, secure and visible entrance for the residents.

The proposal seeks to improve access and maintenance of the waste bin area.

The existing garden wall is raised in order to obtain more privacy to the house.

Access

There are no proposed changes to the existing access arrangements to the **Flats**.

Appearance of the wall and the gate posts will consist with house on the street (see pic 11)