

# DESIGN AND ACCESS AND HERITAGE STATEMENT

**17 Kidderpore Gardens, London, NW3 7SS**



## **SITE**

The application site is located within the Reddington Frogmal Conservation Area and it consists of a detached house with a modern appearance at 17 Kidderpore Gardens. The property site area is approximately 468 m2.

## **DEMOLITION WORK**

- No demolition works will take place.

## **AMOUNT AND USE**

The development involves:

- Replacement of garage door and introduction of rooflights to the garage roof

## **LAYOUT**

- The existing garage will have it's retractable gate panel fitted with a casement door frame matching the existing to provide quick and easy access to the garage without having to open the main gate. The new door fitted on the gate will be obscure glazed to provide light inside the garage.
- The garage roof will have two conservation style rooflights, flush with the tiles, to provide additional lighting to the inside of the garage.
- The garage is to retain it's use as a non-habitable space and is to be used as a home gym/storage space while retaining it's garage usage.

## **SCALE**

- No additions or extensions are proposed to the building volume.

## **LANDSCAPING**

- No alterations.

## **APPEARANCE**

- Materials used in the construction will match existing, to be sympathetic to the character of the building and area. It is considered that the proposal makes good use of the land, is appropriate in terms of its form and would not result in material harm or detrimental effect to the appearance or character of the existing buildings, surrounding area, or the amenities of neighbouring occupiers.

## **MATERIALS**

- The garage door will be upgrade with materials to match the existing and the sympathetic with the materials in the building.

## ACCESS

Access to the property will remain unchanged.

## HERITAGE

It is considered that the proposed extensions will not have a detrimental affect relating to the character or appearance of the area, will be a design improvement to the current existing garage and will keep in line with the Reddington Frognal Conservation Area policies.

## GARAGE DOOR UPGRADE

