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DESIGN & ACCESS STATEMENT

DESCRIPTION:

Retractable awning to rear

PREPARED FOR:

MR MEHMET FUAT YILMAZ
3 GOLDHURST TERRACE
FINCHLEY
LONDON
NW6 3HX

REF: 3/NW63HX

PREPARED BY: MR. IDREES BAIG

INTRODUCTION

Cadoo Ltd. has been appointed by the applicant to prepare the necessary drawings and Supplementary documents for pursuing planning consent.

The intended development is for the erection of a retractable awning to the rear of the property that will extend 6 meters from the original wall. The proposal incorporates a patio area that is 0.3 meters higher than the natural ground level.

The height of the awning will not exceed of 3.1 meters in height.

This is a two-storey commercial property which is a family run Café who are looking to offer al-fresco dining to their customers, and to incorporate better distancing measures.

The proposed elements have been carefully considered to ensure the proposed changes are both in keeping with the road and matching similar developments in terms of size and volume, whilst making no changes to the streetscape viewed along Goldhurst Terrace.

This statement should be read in conjunction with the drawings which indicate the external materials along with the structural forms.

LOCALITY

The site is located along Goldhurst Terrace and off the high street Finchley Road, and it also considered to benefit from good level of accessibility by various modes, which includes public transport, cycling and walking.

No properties featured along the parade are listed and is considered to benefit from good level of accessibility by various bus routes, train, cycling and walking, as well as sufficient off-street parking. Properties along the street are mostly mix use.

The Café is located in close proximity to New Finchley Road Underground Station by a 2-minute walk.

The road has a high footfall during rush hour periods.

SETTING

The property is a five-storey (including the basement floor) mix use semi-detached terraced property, with a large garden at the rear of the commercial unit.

The building typology is not consistent along the road nor is the façade materials of the properties consistent.

USE

The property is currently a A3 Use Class, for the sale of food and drink for consumption on the premises and will remain the same.

AMOUNT

The awning will extrude 6.0 metres from the original building with a width of 6.55 meters. The maximum height will be 3.1 meters with a height of 2.5 meters to the eaves.

The provision, position and orientation of the proposed development are sympathetic in both design and in proportion with the existing properties and both public and private open spaces in the vicinity.

LAYOUT

The basement floor is remaining as existing.

The entrance to the front of the property will not be altered.

The addition of the patio and awning will allow for better utilisation of the garden for al-fresco dining,

SCALE

The depth and height of the awning will not have an overbearing impact or cause a significant sense of enclosure, or loss of outlook from, or light to, principal windows of habitable rooms of neighbouring property.

The development has been designed so that it does not dominate the elevations.

The scaling of the different proposed components has been designed so that no over scaled massing parts are present or dominant.

The scale is proportional in relation to what is existing and to its surroundings, and in keeping with the local area.

LANDSCAPING

The addition of the patio would not impact the existing plants or tree to the garden therefore the existing landscaping is to remain.

APPEARANCE

The proposed appearance will mainly be innkeeping with the existing context of the property, where the external built form of the development, its architecture, materials, decoration, lighting, colour, texture, and overall look will match as accurately as possible to the existing appearance of the building.

The front elevation of the property will remain unaltered.

ACCESS

Entrance to the building will not differ.

SUMMARY

The intended formation of the rear awning has been designed to comply with all limitations and conditions that apply.

The development, by virtue of its design, scale, bulk, and appearance enhance the features, aesthetics, and function of the existing property with no impact upon the amenity of the surrounding area and the neighbouring properties.

Should there be additional information or clarification required to progress this application please do not hesitate to contact Cadoo Studios. We are more than happy to make any amendments to the scheme planning control may suggest.

EXISTING

