

Design and Access Statement

Full Planning Application

**47 PRIORY ROAD,
LONDON,
NW6 4NS**

20 January 2023

Introduction

The site is located at Priory Road, London, NW6 4NS and is within Priory Road conservation area. The existing building is a three-storey Victorian semi-detached building with basement. It is a residential building that has been sub-divided into 3 apartments.

The proposal seeks to gain planning permission for a dropped kerb to create 1 off-street parking space at the front of the house for our client who has a disability. Two supporting letters from the applicant's doctors are submitted with the application.

1.0 Use

The use of the building will remain unchanged.

The front of the house is currently being used as a front garden. The proposed dropped kerb will allow the client to use his existing front garden as a driveway for off-street parking, so he has safer and more convenient access to his house from his vehicle.

2.0 Amount

Not applicable for this application.

3.0 Layout

The site layout will remain the same

4.0 Scale

The scale of the building is unchanged.

The proposed development involves minor works to the front garden to create a disabled parking bay within the front garden along with a dropped kerb to the pavement. The existing low level wall of the front garden wall, will be removed.

5.0 Landscaping

The existing front garden has an astra turf area with pebble stone surrounding it. The site has 3 trees within the front garden that will all be retained. An ACO drain will be locate at the boundary.

6.0 Appearance

The proposal retains the main elements of the front garden boundary that includes the white pillars to the front garden, the existing trees and paved access way. The proposed hard surfacing in the parking area will be formed of permeable paving blocks laid in a running pattern.

The dropped kerb will have a gradient no more than 1:10.

7.0 Access

The access to site remains the same. A new vehicle access will be created on site.

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8.0 Photographs



Image 1 and 2 - Images of front of the building

Image 3 and 4 – Images of the front garden

Conclusion

The applicant suffers from a disability and this proposal will significantly improve his ability to venture outside his property. The application is supported by both of his Doctors.

The scale of the proposal is minor and is also common in the surrounding area. The proposed materials are in-keeping with the area. The proposed works would preserve the character and appearance of the conservation area.

Signed: Michael Hickey / bubble architects

Date: 20/01/2023