

## **Design and Access Statement for land adjacent to 50, Ridgeway, London NW11 8QN**

### **Use:**

50, Ridgeway is a semi-detached dwelling house located at the junction of Ridgeway and Armitage Road. The present property has a 15m wide building plot adjacent to the dwelling house and a pair of semi-detached dwelling houses are proposed on this site.

This application follows the granting of permission for the a pair of semi-detached houses under reference 18/3396/FUL the aim of the application being to keep the approval extant as it will expire in July 2021

The above approval follows a previous granting of permission for a single dwelling house (reference 16/8187/FUL) and pre-application advice 17/8656/ENQ.

As previously then:

### **Amount:**

The proposed properties are 280m<sup>2</sup> over three floors (the upper floor being fully contained within the roof and a 67m<sup>2</sup> basement is proposed also. The building's width is 12.3m, which matches the previously approved dwelling house – leaving appropriate space between the existing dwellings to preserve the character of the street.

### **Layout:**

The proposals are for two semi-detached houses on the 15m wide plot as approved previously and the property has been carefully designed to suit the street scene and be appropriate and sympathetic to the road.

The street is populated by large dwelling houses and the spacing and size of the proposals closely match and respect this.

The siting on the plot means there is no overlooking or loss of privacy to any neighbouring dwelling houses; further more the privacy and amenity standards of policies H17 & 18 have been met.

The siting also respects the existing build line of the road.

The site boundaries have been discussed and agreed to be acceptable with Mr. F. Gaudin & Ms. K. Den Teulling via email dated 14<sup>th</sup> May 2014 in reference to a previous application.

Externally the property apes that which currently has a valid approval but for the revised light well and addition of EV charge points and heat pump locations

### **Scale:**



The property is of domestic scale and two storeys in appearance, the ridge height remains as previously approved. The plot density and massing matches closely the appearance of the street.

**Appearance:**

The form has been chosen to maximise the space available but be sympathetic to the street taking materials from the surroundings as design cues.

The pitch of roof matches the existing houses in the street and the windows and head details are designed to be sympathetic in scale, style and detail.

The characteristic front projection and 'cat slide roof' of neighbouring properties has been adopted and confirmed as acceptable with Mr. F. Gaudin & Ms. K. Den Teulling via email dated 14<sup>th</sup> May 2014.

**Materials:**

Materials and detailing used have been chosen to match the existing fabric of the street to ensure that the property is cohesive in appearance and avoids the effect of being 'cobbled' together. Timber windows would be used as would matching brick and tiles.

**Access:**

Access to the new property will meet standards set in Part M of the building regulations and feature level thresholds, appropriately dimensioned internal doors and a WC on the principle storey, principles of lifetime homes will also be adopted.

2 parking spaces are proposed with easy access to the front door and ground floor WC.

