



## DESIGN AND ACCESS STATEMENT | APRIL 2021

### 115-117 Daws Lane, London NW7 4SJ

Erection of two storey detached houses providing two single family dwellings including rooms in roof space and basement, following demolition of existing two semi-detached dwellings. Alterations to front hardstanding to provide soft landscaping, 2 car parking garages at the rear, associated with refuse storage.

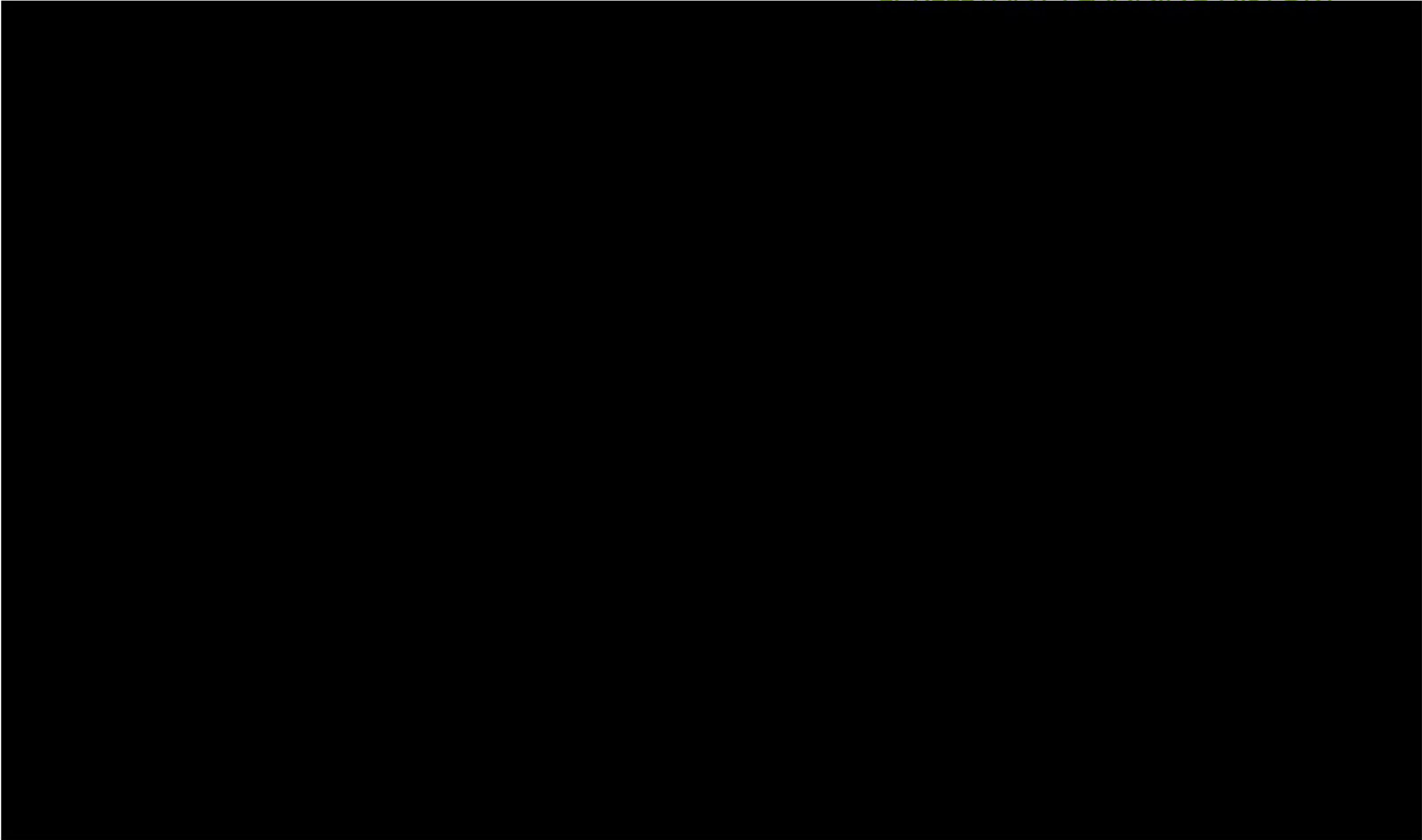


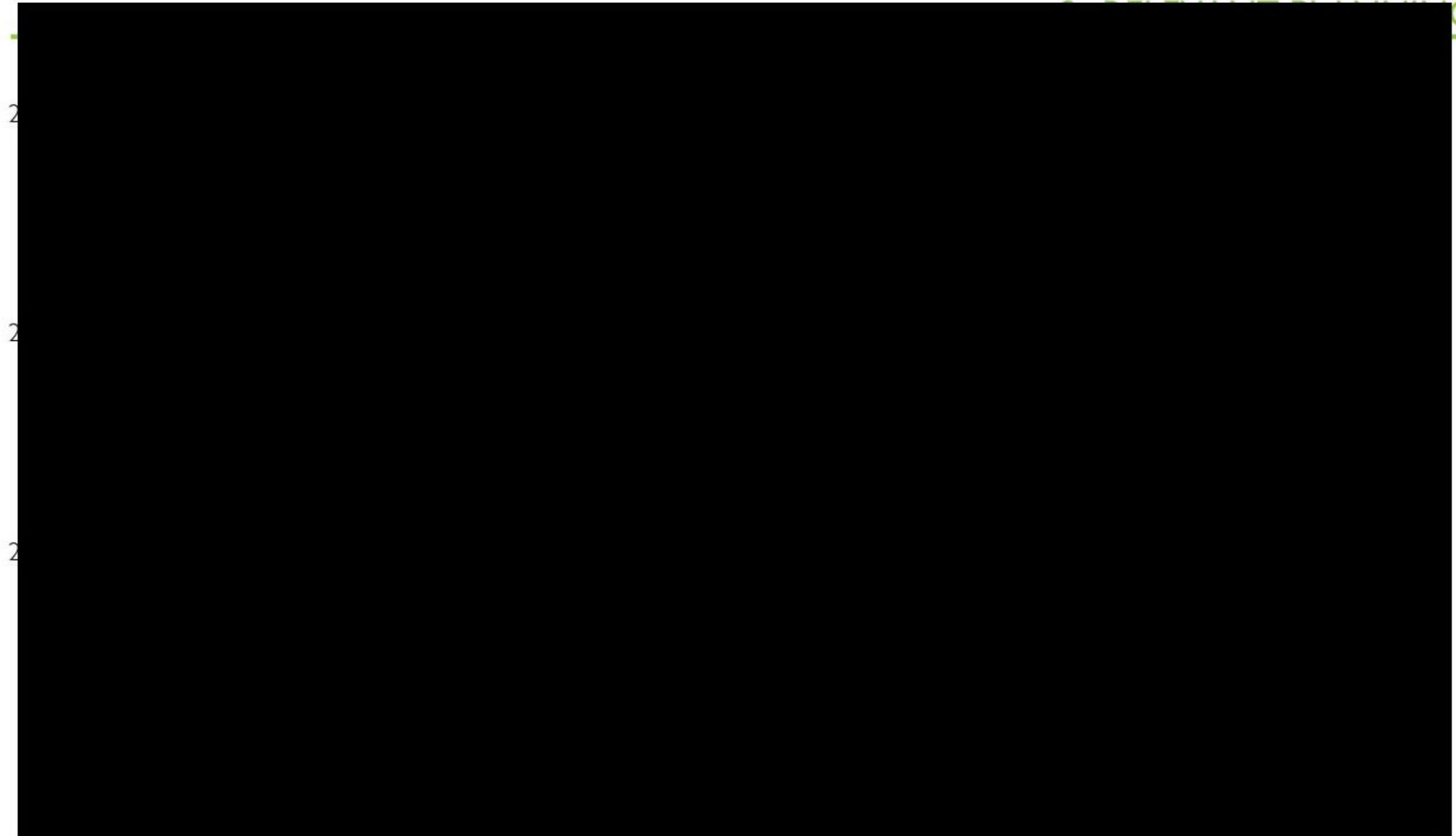
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- 1.1 This Statement is prepared in support of a detailed planning application for the redevelopment of 115 – 117 Daws Lane London NW7 4SJ 'The Site' – a corner plot at the junction of Daws Lane and Hammers Lane and opposite Mill Hill Park.
- 1.2 The Site consists of two semi-detached houses in a large, double-storey building with side and rear extensions.
- 1.3 The Site benefits from a wide, corner plot, with a unique view to Mill Hill Park.
- 1.4 The total plot area is 491 m<sup>2</sup>.
- 1.5 The Site is not within conservation area and the existing dwelling is not a listed building.
- 1.6 The application site currently features two semi-detached dwellings, requiring major building work. The alternative is to suggest two brand new detached houses. Therefore, the proposal would involve the demolition of the existing houses and the erection of two detached dwellings.
- 1.7 The design style combines contemporary and up to date architecture, whilst respecting the surrounding by massing, heights, building lines etc.
- 1.8 Similar style in new dwellings can be seen in the immediate area, ex. no.62 Uphill Road (in less than a mile from the site).
- 1.9 The application should be read in conjunction with the approved planning application of number 113 Daws Lane Ref: 18/5349/FUL:  
*Erection of a pair of two storey semi-detached dwelling houses providing 2 single family dwellings including rooms in roof space following demolition of existing bungalow. Alterations to front hardstanding to provide 2 car parking spaces. Addition of associated refuse and cycle store.*
- 1.10 The approved planning permission of no.113 is shown on the Application's proposed drawings to illustrate the relation with the adjacent development. The proposed front and rear building alignments, as well as the roof ridge line are kept in line with the neighbouring approved design.

## 2. RELEVANT PLANNING HISTORY





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### 3. SITE AND SURROUNDINGS

- 3.1 The application Site is situated to the eastern side of Mill Hill Daws Lane, at the junction with Hammers Lane and opposite Mill Hill Park.
- 3.2 The Site consists of two semi-detached houses forming a large, double-storey building with side and rear extensions and a rear garden.
- 3.3 The surrounding area is predominantly residential, but contains a mix of detached and semi-detached single dwellings, flat conversions and purpose-built flat blocks with diverse appearances and styles.
- 3.4 The adjacent no.113 is an approved application for the demolition of existing bungalow and erection of a three-storey semi-detached dwelling providing 2 units with rooms in roof space.
- 3.5 The proposed scheme is showing the relation with the approved development at no.113 and demonstrates the correspondence of building alignments and heights.



1. Location Plan



2. Aerial Views



4. Site Photos



## 4. THE PROPOSED DEVELOPMENT

- 4.1 The proposal is a comprehensive redevelopment of the site following the demolition of the existing dwelling and construction of two detached two-storey buildings with additional rooms in the roof space and basement with associated landscaping at the front, off-street parking in the form of two single storey garages and refuse storage at the rear.
- 4.2 The proposed site layout is for two detached, close to identical houses, set in line with the adjacent proposed development at no. 113. The two houses are to be set back by 1 metre from the boundary with no. 113 and a varied setback to the side facing Hammers Lane, with a 1 metre separation in between. The pathways to the sides provide separate access to the rear gardens.
- 4.3 The proposed dwellings measure approximately 5.9 metres in width, 16 metres in depth and 9.4 metres in height each. The eaves and ridge heights would match the adjacent proposed development at no. 113.
- 4.4 The proposed landscaping at the front will have no visible barrier and will maintain an aesthetic transparency in relation with the street.
- 4.5 Both dwellings are arranged over four levels, with recreational rooms in the basement (cinema, play rooms) and a kitchen/dining/living area along with a reception room on the ground floor. Five bedrooms in total, some with en-suites and some sharing a family bathroom are divided between the first floor and the loft.



3. As Existing



6. As Proposed



## 4. THE PROPOSED DEVELOPMENT

- 4.6 All proposed rooms are compliant and exceeding the Nationally Described Space Standards. The total GIA for each dwelling is 276 m<sup>2</sup> for no.115 and 288 m<sup>2</sup> for no.117.
- 4.7 The Site is to be accessed on foot/cycle from the front via Daws Lane. Vehicular access is to be from Hammers Lane at the rear of the Site. This also reflects the current access arrangement.
- 4.8 The proposed scheme includes outdoor amenity in the form of private gardens to the rear of the houses.
- 4.9 The principle and scale of the development is a reference primarily to its corner location. The proposed design is intended to enhance the corner's identity and attractiveness through distinctive quality design and materials.



7. Street Elevation | view from Daws Lane

- 4.10 The proposed buildings have a contemporary appearance, with mixed yellow bricks with accent patterns and metal decorative panels. The front elevation is defined by its glazed front gables and large window panes to maximise the outlook towards the opposite Mill Hill park for the future residents.



- 4.11 The Government has attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, indivisible from good planning and should contribute positively to making better places for people.
- 4.12 Policy DM01 of the adopted Development Management Policies (2012) states, that 'development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.
- 4.13 Consideration of design and layout must be informed by the wider context, having regard not just to the immediate neighbouring building, but to the townscape and landscape of the wider locality.
- 4.14 Understanding the "Local Character" and implementing good design is not necessarily achievable solely by "duplicating architectural features" of the neighbouring buildings.
- 4.15 A contemporary, modern design is not necessarily in conflict with the "Local Character", unless the site is part of a conservation or protected area. We believe that "New buildings should reflect the time when they are built" in such a way that they embody and reflect the spirit of the present day and age, while still respecting existing buildings and characteristic of the local environment. We consider that the proposed development does comply with Policy DM01 and is considerate towards its surroundings by regarding the following:
- On-site placement, providing appropriate separation distances to neighbouring properties
  - Scale and height of the building, ensuring no material loss of amenity or overbearing relationship with existing neighbouring dwellings
  - Use of materials (local bricks, sustainable metal panelling)
  - Quality detailing of external features (windows/doors, dormers, juliet balconies)





8. Street Elevation | view from Hammers Lane

### Amenity

- 4.16 The proposed dwellings are designed to benefit from dual-aspect and appropriate levels of light and outlook to ensure a high-quality living environment. The layout does not facilitate overlooking between dwellings.
- 4.17 The proposed scheme includes outdoor amenity in the form of private gardens to the rear of the houses. This amounts differently for the two dwellings due to the site's arrangement and shape. No. 115 benefits from 78.4 m<sup>2</sup> of outdoor garden, not including the 51 m<sup>2</sup> forecourt and 16 m<sup>2</sup> pathway. No.117 benefits from 58.5 m<sup>2</sup> of outdoor garden, not including the 41 m<sup>2</sup> forecourt and 34 m<sup>2</sup> pathways.
- 4.18 The proposed developments benefits through its location from a very close proximity to Mill Hill Park, which should be considered when assessing the level of amenity provided.



### Access and Parking

- 4.19 The Site has a PTAL score of 1b.
- 4.20 The existing is a drive access and gate with an existing crossover from Hammers Lane leading to a one storey structure used for car parking or storage.
- 4.21 The Site is to be accessed on foot/cycle from the front via Daws Lane. Vehicular access is to be from Hammers Lane on the side of the Site, reflecting the current arrangement. Parking will be provided in the form of 2x one storey garages, 1 for each dwelling.

### Refuse and Recycle

- 4.22 Storage facilities with appropriate provision for refuse and recycle bins are arranged in a secured enclosure at the rear of the site for ease of collection and to minimise the impact upon occupants.



4. Proposed Block Plan