

## **DESIGN & ACCESS STATEMENT for 12 Midholm HA9 9LJ**

### **INTRODUCTION:**

The new revised front garden design is a result of the refusal by Brent for a revision to an original approved scheme submitted under a "Non-Material Minor Amendment".

The original approval was granted in 2019, Case no. 19/0746, and the refusal was made on 14/07/2021 under Application No. 21/2204. The reason for refusal was given as "The proposed amendments to Planning Permission 19/0746 are not considered to be non-material minor amendments" There was a further memorandum from Transportation that stated there was no objection in principle to the proposals although there was a need for visibility splays 2M either side of the vehicle entrance where nothing above 0.85M can be permitted.

We have taken these advisements into consideration when preparing the current proposal. The physical implementation of this new scheme considers the Brent Design Guidelines recommendations for front gardens, (DESIGN GUIDANCE: FRONT GARDEN LAYOUT: 02) and the client's revised requirements.

No amendments are proposed to any of the building works already approved. This proposal is purely for a new front garden layout.

### **CONSULTATION/DESIGN PROCESS:**

In our design we have sought to maintain the character of the street and overall area where there are many properties with varying design of frontages.

We have also implemented the Brent Design Guidance for front gardens 01, 02, & 03 in our design, together with the Barn Hill Conservation Area Design Guide 5.2 and further recommendations of the Transportation Department vis a vis visibility splays and heights of brick pillars in the immediate vicinity of driveway entrances.

We have further conformed to the recommendations for materials to be used in the design and construction of front gardens issued by Brent Council in this Conservation Area.

### **USE OF BUILDING AND OPEN SPACES:**

No change of use to the front garden is proposed.

### **AMOUNT OF DEVELOPMENT:**

The amount of change is in keeping with Brent UDP and SPG directives relating to this Conservation Area.

### **LAYOUT:**

The layout of the proposal is in keeping with many properties on this Conservation Area.

### **APPEARANCE:**

The proposal seeks to improve upon the original layout whilst maintaining a traditional appearance.

### **SCALE:**

The scale of the redesign is in keeping with other proposals to which the Planning Department has given consent in recent years. It will not conflict with nor alter the residential nature of the area.

**LANDSCAPING:**

The ratio of "Soft to Hard" landscaped areas is calculated at 51% to 49% and is therefore within the guidelines prescribed by the Planning Authority. The "Hard" areas are proposed as semi-permeable concrete block on a permeable bedding whilst the "Soft" areas are a mixture of lawn, plant bedding and 2 trees to replace the one felled during construction of the approved building works. (Approval No.19/0746).

**ENERGY CONSERVATION:**

All materials used in the construction of the new front garden will be sourced from responsible manufacturers and will fall within current Building Regulation legislation.

Energy Conservation, as such, does not apply to external areas.

**ACCESS:**

Access to the main house, the recipient of Permission No.19/0746, is unaffected by the proposal except in that vehicular access is improved.

**CONCLUSION:**

I conclude that the redesign of the front garden falls into line with current planning policy and constitutes a reasonable development whilst improving vehicular access to the property. It will not detract from the original character of the house nor the area in which it is situated.

I suggest that the layout is broadly similar to many extant properties on the Barn Hill Estate, many of which have received approval for similar front garden layouts since the Area became a Conservation Area, and therefore ask that the proposal be given approval.

**HERITAGE STATEMENT:**

In general, the assessments made in this Design and Access Statement are pertinent to Heritage issues and need not be repeated.

It is sufficient to say that the character, scale, and appearance of the proposal is such that it retains the design ethos and character of the Conservation Area whilst accommodating the needs of the occupier.

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Architectural Consultant

23/08/2021