

608 Watford Way, London, NW7 3JH

PLANNING, DESIGN & ACCESS STATEMENT

December 2023

1.0 Introduction

This Design and Access Statement is to accompany the planning application for the addition of vehicular access to the front of the house and related alterations to driveway and private landscape. This application is a response to a previous refusal, focusing on addressing concerns related to maintaining the TfI-owned tree and creating a shared drop kerb with the neighbor.

2.0 The Application Site

The building is not listed and not located within a conservation area. The house is in an area in which other driveways and vehicular access have been altered in a similar way.

3.0 Design and Appearance

The proposed alterations are similar to the existing neighbour driveway No.610 contributing to a more cohesive look to the overall street scene. The TfI-owned tree will not be affected by the new vehicular crossover.

4.0 Houses nearby Precedents

The proposed alterations to the front driveway with the addition of vehicular access replicates what is already in use in various houses along the street (house No.604; 610; 614 and 616). The vehicular access is proposed as an extension to the access already in use by house 610. This is also similar to what is already in use between No.612-614 and also by 614-616. Please refer to image01below:



Image01.

5.0 Conclusions

The proposed vehicular access and landscape alterations respect the character of the house and street, being respectful of the protected tree and context of the surrounding area in close proximity to the application site.



Street view



Aerial view