

ELEANOR DODMAN ARCHITECTS

15 Regent Studios, 8 Andrews Road, E28LQ

Design and Access Statement - Front Garden - 14 Woodchurch Road NW6 3PN

Site Context

Situated in the Swiss Cottage Conservation Area, 14 Woodchurch Road is a detached dwelling, comprising a three-storey maisonette and a separate basement flat. The house, which was built in 1878-9, is of red brick and render construction with a slate tiled roof, the front elevation and render on the rear elevation have since been painted over.

2014/7748/P Application for front garden works granted on 7 May 2015 (Alterations to front landscaping and boundary walls.)



Proposal

It is proposed to retain the existing boundary wall with number 12 and 16. The existing wall, railing and pillars to the front elevation would be retained, with the wall and pillars in a similar style to the existing, with a fourth pillar added to the boundary with number 16. Wrought iron railings would be added to the top of the wall to the right side of the front elevation. A single matching wrought iron gate would be added to allow pedestrian access and bi-fold automated wrought iron gates for vehicular access. All wrought ironwork would be painted black. An intercom security device would be fixed to one of the pillars adjoining the pedestrian access gate.

In addition to the planted areas around the two lightwells, it is proposed to create further areas of planting to both side elevations and the front right elevation. The existing parking area concrete paving would be replaced new paving, along with access to the front door to the basement flat and the area to the right of the pedestrian pathway to the main entrance. A herringbone brick path would be created between the pedestrian gate and the front door to the maisonette.

Design

This proposal retains off-street parking at the property in a sustainable way, whilst providing attractive areas of greenery. The gated access has been designed to ensure privacy and security for residents whilst affording views of the house from the street. The addition of automated gates for vehicular access will prevent other drivers using the front parking area as a turning point - which has previously been a regular occurrence - thereby protecting the safety of both residents and other road users.