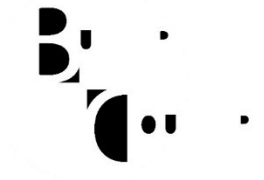


DESIGN AND ACCESS STATEMENT



BULMER + COUNTER ARCHITECTS

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SITE ADDRESS

'LIPA' - 13, 13B & 13C WEST HEATH ROAD
LONDON
NW3 7UU

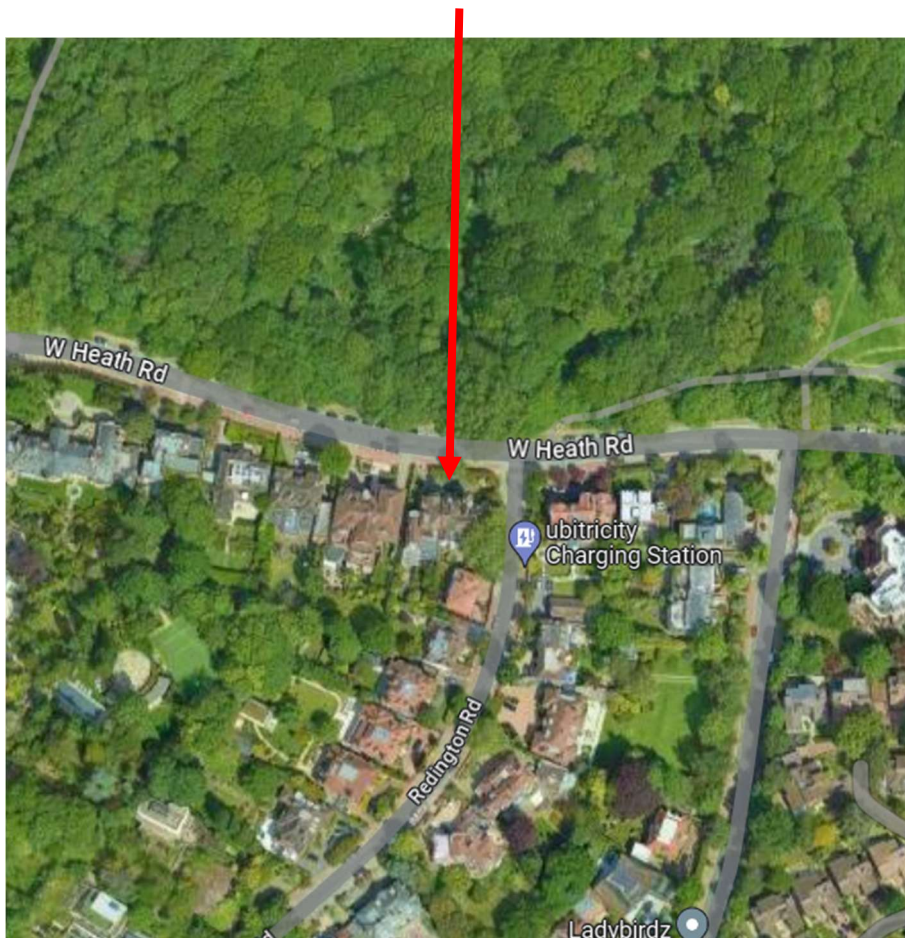
1.0 PROJECT

- 1.1 This content of this application consists of alterations to and surface replacement of an existing driveway, widening of an existing vehicle entrance gate with reconstruction of piers, and installation of metal gates to two vehicle entrances.

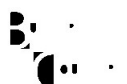
This document is in support of Planning and Listed Building Applications.

2.0 CONTEXT - PHYSICAL & PLANNING

- 2.1 The property is located on the junction of West Heath Road and Redington Road.
- 2.2 The property is located within a Conservation Area – CA31 Redington and Froggnal Conservation Area.
- 2.3 The building the driveway and frontage serves is listed 1379180, Grade II
- 2.4 The boundary walls and piers are separately listed 1379181, Grade II
- 2.5 The images below illustrate the existing property and its context:



1. Aerial View





2. Aerial View



3. Aerial View, works area outlined



4. West Heath Road frontage (Google)



5. West Heath Road/Redington Road junction (Google)



6. Redington Road frontage



7. West Heath Road entrance (Google)





8. Redington Road entrance



9. Driveway seen from Redington Road





10. Driveway, looking towards Redington Road



11. West Heath Road pier (East)





12. West Heath Road pier (East), damaged and spalled brickwork



13. West Heath Road pier (West)





14. Existing internal stone walls and pavings

3.0 THE PROPOSED WORK

3.1. CONTENT:

The proposed work consists of

- Replacement of the existing driveway surface
- Localised widening of the driveway within the site
- Modification of low-level stone retaining walls within the site
- Widening of the West Heath Road entrance gateway (by 1.0m)
- Reconstruction of the West Heath Road gate piers (reusing existing bricks where possible and stone caps and bands)
- Metal gates to both entrances

No alterations are proposed or required to crossovers, public pathways or trees.

3.2. GENERAL FORM:

The proposed alterations generally modify original or existing built elements and materials, in order to be in keeping with the existing environment. The proposed alterations are modest in scale and content.

3.3. SCALE:

It is proposed that the driveway within the site should be widened by 3.0m.
Brick and stone piers to be reconstructed would be rebuilt at their existing height.

Proposed entrance gates would sit below the level of gate pier stone caps, ensuring that they would be proportionate to the existing boundary structures.



3.4. MATERIALS:

The original property (building) comprises a complex palette of materials – brickwork, terracotta, stone, clay tile, metalwork and timber.

The existing boundary walls comprise red brickwork (some black engineering brickwork at low level), with stone bands and caps to entrance piers. There is evidence of metal gates having existed at one time (residual bracket fixings within piers).

Low walls within the frontage area are constructed in stone and reconstituted stone where newer.

The existing driveway surface is multi-layered tarmacadam and not in good condition.

Proposed materials would be in keeping with the existing context and would preserve the character of the conservation area, comprising:

Reconstructed piers (West Heath Road): reclaimed brick where in adequate condition, reused stone caps and bands; matching brickwork as required, stone base plinths to match existing; all laid in lime mortar and pointed as existing (flush).

Gates: black painted cast iron, wrought iron and steel.

Driveway surface: Marshall K Paving – ‘Drivesys Split Stone’, basalt colour.



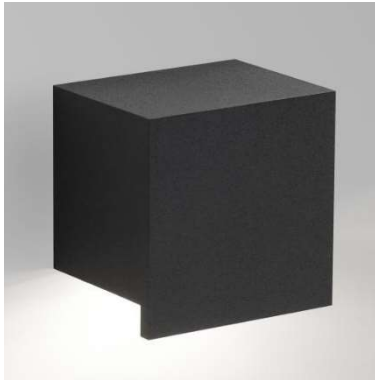
Reconstructed low walls (inside site, raised planting bed edges): existing stone re-used.

External lighting: black painted, low-level two-directional bollards, low-level wall lights, ground level plant spike lights.





Bollard



Wall



Spike

3.5. PARKING:

The proposal would enable approximately three more cars to be parked off-street. At just over six metres in width, the reconstructed driveway would also enable cars to turn within the site, subject to parking numbers, therefore entering and leaving the site in a forward gear.

3.6. STREETScape:

The proposed work within the site would only be visible through the gateway entrances. However, complementary, matching or re-used materials are proposed, in order not to have a detrimental effect upon the listed property around which it forms a setting.

Low-level lighting is proposed in order to provide a functional but soft level of illumination.

The proposed work to the boundary walls has been carefully considered and quantified.

The piers to the West Heath Road entrance are in need of repair, with significant damage or spalling to lower-level brickwork. The proposed reconstruction would re-use existing materials as much as possible – specifically the stone bands and caps. New bricks would match existing in colour and dimensions. The proposal to widen the West Heath Road entrance by one metre would not have a detrimental effect upon the streetscape and would be of benefit to pedestrian safety.

As mentioned above, there is evidence of gates having existed on both openings at an earlier time (probably the time of construction of the house). It would therefore be in keeping for something similar to be reintroduced.

3.7. LANDSCAPING:

Although the proposal includes enlargement of driveway areas, trees are unaffected by the proposal, including the yew hedge to the boundary and substantial planting areas would remain. Bin storage would be shielded by planting (no. 13) and by modified bin store (no. 13C).

(Note: bin storage for no. 13B now exists in the Redington Road leg of the site).



4.0 PLANNING POLICY

The proposal seeks to comply with National and Council's Policy for development.

'Camden Local Plan 2017':

Policy D2:

- e. The proposal preserves (and enhances through repair) the character and appearance of the conservation area.
- h. The proposal preserves trees and the garden space which contributes to the character and appearance of the conservation area.

'Camden Planning Guidance – Design', January 2021:

4.39:

Soft landscaping comprises 47% of the frontage area.

Boundary walls and hedges maintain the spatial definition of the forecourt to the street and provides substantial screening.

Trees and vegetation which contribute to the character of the site and the surrounding area are retained and enhanced.

Original boundary features (walls) are retained apart from a 1.0m length and piers are reconstructed. Gates are reintroduced. New materials (drive surface) are complementary to the setting.

4.54:

Proposed reinstated gates would provide site security and some privacy.

4.57:

Piers at the West Heath Road entrance would be reconstructed (i.e. not fully repaired nor replaced) replicating the original design and detailing and re-using material from the original features.

4.60:

Proposed lighting would be appropriate to its function, not over-lighting. It would generally be of down-light design.

'Redington / Froggnal Conservation Area Character Appraisal & Management Plan' December 2022:

4.21 & 4.25:

Boundary treatments would be retained and enhanced. Street and garden trees and hedges would be retained.

6.5 (y):

The parking area (enlarged existing) would continue to be screened behind existing walls and yew hedge.



5.0 BUILDING & STRUCTURE LISTINGS:

5.1.

The property the frontage serves is listed:

Grade: II

List Entry number: 1379180

Date first listed: 11 January 1999

List entry name: LIPA

Statutory address: LIPA, 13, 13B and 13C, West Heath Road

Details:

Detached house. c1894-5. Architect unknown. Red and orange brick. Tiled gabled roof with cresting, dormers, tall slim Tudor type grouped chimney-stacks with toothed cornices; coved eaves cornice. 2 storeys and attics. 4 windows. Central tetrastyle Doric portico of rubbed brick supporting an arcaded brick balustrade with stone coping and ball finials to 3 grouped 1st floor sashes with gauged brick heads. All sashes have margin patterned glazing to top sash only. To right, a 2-storey canted bay with tripartite sashes, the 1st floor having inset panel aprons, surmounted by an arcaded brick balustrade to tripartite attic sash in stone coped Flemish gable with ball finials. To left, a single sash bay and then an octagonal 3-storey corner turret with sash windows and terminating with a panelled drum having a parapet of dies with ball finials and conical tiled roof with finial. Left hand return with Flemish gable; rear has double height transom and mullion pattern glazed stair window under a gable with armorial beast finial. INTERIOR: not inspected.

5.2.

The boundary walls are separately listed:

Grade: II

List entry number: 1379181

Date first listed: 11 January 1999

List entry name: Boundary walls and piers to LIPA, numbers 13, 13B and 13C

Statutory address: Boundary walls and piers to LIPA, numbers 13, 13B and 13C, West Heath Road

Details:

Boundary walls with piers fronting West Heath Road and Redington Road. c1894-5. Red brick with stone bands and caps. Coped wall, stepped to Redington Road, with recessed panels having diagonally set brick heads; octagonal, stone banded piers with ogee caps at intervals and gateways.

6.0 ACCESS AND AMENITY

The property is likely to remain as residential dwelling(s) in perpetuity.

The proposal would improve access to the property on the West Heath Road side and would enhance parking and on-site manoeuvring.

The proposed gates would improve security without being visually overbearing.

Pedestrian access would be enabled by an integrated pedestrian leaf (West Heath Road entrance) or restricted gate opening.



7.0 SUMMARY

Consideration has been given to the proposed alterations in terms of extent, position, dimensions, materials and detailing.

The proposals would have no adverse impact upon the amenity of immediate neighbours.

The proposed alterations would preserve the appearance, character and wider context of the streetscape, the listed building and the listed boundary structures individually and the Conservation Area more widely.

Accordingly, we trust that this application may be viewed favourably.

Prepared by: Bulmer + Counter Architects
Date: October 2023

