

# 18 St Albans Road Highgate London NW5 1RD

## Design and Access Statement



General view from St Albans Road



View along St Albans Road looking northwest





Low wall and picket fence to 16 St Albans Road

### **Design Summary (use and amount)**

The application is for: The replacement of the existing front boundary fence to St Albans Road.

The existing use of the site is residential, a single family dwelling, and no change of use proposed.

### **Appearance**

Front boundary: the existing painted softwood close-boarded fence is in a dilapidated state and needs to be replaced.

The proposal is to construct a new natural oak picket fence above a low brickwork wall to better define the boundary and provide durable and quality materials.

In all respects the new dwarf wall and timber fence above will match that to number 16 St Albans Road immediately adjacent.

The refuse store will no longer open onto the street but be contained in the same location but behind the boundary wall, accessed from within the curtilage of the property. This will represent an improvement to the street scene.

The existing laurel hedge will be carefully dug up and transplanted behind the new wall.

### **Access and Disabled Access**

No change is proposed to the access into or within the house.  
The pedestrian entrance will be retained in its existing position.

### **DVM Architects Ltd**

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