

# robsonwalsh

## Design Access and Statement

1 & 6 KEATS CLOSE, KEATS GROVE, LONDON, NW3 2RP

PREPARED ON BEHALF OF

**ADMIRAL PROPERTY PARTNERSHIP LIMITED**

Prepared by: Sharan Douglas MSc MRICS

on behalf of Robson Walsh LLP

Date: 21<sup>st</sup> August 2024



Silver Member



ROBSON WALSH LLP – CHARTERED SURVEYORS  
Address: Survey House, 19F Park Parade, London, NW10 4JH  
Tel: 0208 965 1432 Email: [admin@robsonwalsh.co.uk](mailto:admin@robsonwalsh.co.uk)  
Website: [www.robsonwalsh.com](http://www.robsonwalsh.com)

M.D Walsh BSc(Surv) MRICS, M.J Donaldson BSc(Hons) ICIOB  
S.K Douglas BSc(Hons) MSc MFPWS MRICS, A.C Brookfield BA(Hons) MSc MRICS  
Robson Walsh LLP is a limited liability partnership registered in England and Wales OC306641

Cert No: 1122  
ISO 9001

## Contents

<b>1.0</b>	<b>Introduction .....</b>	<b>2</b>
<b>2.0</b>	<b>Understanding the Context .....</b>	<b>2</b>
<b>3.0</b>	<b>Design .....</b>	<b>3</b>
<b>4.0</b>	<b>Conservation Statement.....</b>	<b>4</b>
<b>5.0</b>	<b>Access.....</b>	<b>4</b>
<b>6.0</b>	<b>Summary .....</b>	<b>4</b>

## 1.0 Introduction

- 1.1 This Design and Access Statement has been prepared by Robson Walsh LLP on behalf of Admiral Property Partnership Limited, to support the application planning consent in connection with the repairs and partial replacement to the street facing boundary walls to the front of the properties.
- 1.2 This report is prepared to satisfy the requirements of the Town and Country Planning Order 2006 (the GDPO) requiring planning applications to be accompanied by a Design and Access Statement.
- 1.3 The purpose of this statement is to outline the design process and rationale of the development proposal within the local physical, economic and social context.

## 2.0 Understanding the Context

- 2.1 Keats Close is a group of six two storey houses in brown brick with red brick dressings, tiled roof with projecting eaves, grouped around a formal front garden. Built c.1920.
- 2.2 The properties are located within the Hampstead conservation area.
- 2.3 The No.1 & 6 Keats close have gardens to the front of the properties, there are boundary walls/fencing separating the gardens from Keats Grove and South End Road.
- 2.4 The walls are brickwork with brickwork buttressing and vary in height and style. The walls have timber fencing affixed to the top of the wall on the South End Road elevation. The remaining wall have timber fencing fitted on the inner face of the wall to increase the overall height of the boundary.
- 2.5 The section of boundary adjacent to the entrance on to South End Road is splayed.
- 2.6 There are a number of mature trees on the property, notably 2 large (believed to be Maple Trees) straddle each side of the boundary wall.
- 2.7 On Keats Grove generally there is a variety of boundary treatments to the properties, a mixture of fencing, brick walls and painted metal railings.

### 3.0 Design

- 3.1 The proposal is for repairs to the boundary wall, this consists of structural repairs using Helibar wall ties, repointing and small areas of rebuilding to match existing. The type of repairs proposed are noted generally on the Proposed Boundary Elevation 1 & 2.
- 3.2 To the section of wall adjacent to the trees it is proposed to remove the dilapidated brickwork in its entirety and replace with railings which curve around the trees. Due to the close proximity of the trees to one another the railings have been designed in a semicircular style curving inwards and around the trees.
- 3.3 The railings will be hot dipped galvanised steel painted black. The wall and fencing either side of the proposed railings will be adapted and made good to suit the new railings.
- 3.4 The proposed railings have been designed to have steel ground screws and intermediate feet driven in to the ground, this is to minimise excavations in close proximity of the trees/tree roots.
- 3.5 The design is set out in more detail in the application drawings:

3.5.1	Existing Boundary Wall Plan	Scale: 1/200	Rev A
3.5.2	Existing Boundary Wall Elevation 1	Scale: 1/50 & 1/100	Rev A
3.5.3	Existing Boundary Wall Elevation 2	Scale: 1/50	Rev A
3.5.4	Existing Boundary Wall Elevation 3	Scale: 1/50 & 1/100	Rev A
3.5.5	Proposed Boundary Wall Plan	Scale: 1/200	
3.5.6	Proposed Boundary Wall Elevation 1	Scale: 1/200	
3.5.7	Proposed Boundary Wall Elevation 2	Scale: 1/200	
3.5.8	Proposed Boundary Wall Elevation 2	Scale: 1/50 & 1/100	
3.5.9	Proposed Circular Railings Detail	Scale: 1/25	

#### **4.0 Conservation Statement**

4.1 1 & 6 Keat Close is located within the Hampstead Conservation Area.

4.2 A number of properties have replaced front boundary treatments on the properties and as such there are a mixture of styles and types of boundary treatments on Keat's Grove.

4.3 Where possible the existing walls are to be retained and repaired to match the existing.

4.4 The proposed replacement to one section of the wall have steel railings painted black and will be in keeping with the neighbouring properties that have railings.

#### **5.0 Access**

5.1 The proposal does not include any alterations to the existing access to the property.

#### **6.0 Summary**

6.1 The proposal is for the most part to repair the existing boundary walls. A small section of wall is to be replaced this is due to the close proximity of mature trees and a need to protect the tree roots which would limit the amount of excavations that could be undertaken next to the tree. The railings have been designed to be in keeping with the character of the existing building and the other properties on the road.

6.2 We do not consider there to be any detriment to the character of the building or street.