

16 ORNAN ROAD, LONDON NW3 4PX- DESIGN AND ACCESS STATEMENT

Introduction

This Design and Access statement is submitted as part of a householder planning application relating to proposed works to the front garden wall at no. 16 Ornan Road and front party garden wall between nos. 14 and 16 Ornan Road.

Site and Surroundings

The property at 16 Ornan Road is a semi detached four storey family dwelling house located on the northern side of Ornan Road, within the Fitzjohns/Netherhall Conservation Area.



The property is not listed and there are no listed buildings located near to the application site.

The Fitzjohn/Netherhall Conservation Area Statement lists a number of properties that are considered to make a “positive contribution to the character and appearance of the conservation area” and 16 Ornan Road is identified within this list.

Design and Materials

The existing front garden wall is in a very poor condition with a number of cracks present. Movement over the years has resulted in an outward lean along most of the length of the wall. This movement has in turn damaged the party garden wall between the two semi detached properties. There are also a number of loose bricks within the two existing piers and coping stones that require replacement (please refer to structural engineers letter Ref 4671- 16 Ornan Road).



This application proposes the following remedial works to the walls:

- In accordance with the structural engineers recommendations, 10 to 11 top courses brickwork to front wall to be removed and concrete counterbalance cast behind wall. Wall to be rebuilt and tied into concrete using brickwork to match existing (salvaged and reclaimed). All new pointing to match existing
- Party garden wall between nos. 14 and 16 to be rebuilt using brickwork to match existing. All new pointing to match existing
- 2no. existing brick piers to be rebuilt using brickwork, to match existing (salvaged and reclaimed). All new pointing to match existing
- All copings (decorative and plain) to be reused where possible. Any new coping to match existing
- 1no. new brick pier constructed on party line to provide movement break between nos. 14 and 16. All details and pointing to match existing

This application also proposes to install new railings to the front of the property. The current arrangement has an unprotected change in level of approximately 1400mm from garden to pavement. The proposed railings will have a height of 1000mm (set 100mm above the garden level) to achieve a 1100mm barrier in accordance with Building Regulation Approved Document K2. The railings will be traditionally detailed and be painted black.

The proposed works also include the installation of a new timber faced front gate

The proposed external works at 16 Ornan Road are considered to be positive, both in terms of appearance within a conservation area setting and also in ensuring the long term stability and safety of the garden walls.

The proposed alterations are considered to be of an appropriate scale and material use, and a positive contribution to the character of the house and wider street setting.

Access

Access to the property will be unchanged

Summary

The application proposals are in line with the following guidelines set out in the Fitzjohns/Netherhall Conservation Area Statement:

Materials and Maintenance:

F/N7- Original architectural features will retained where possible

F/N8- Where replacement is the only option, materials will be chosen to match existing

F/N9- Re-pointing will match existing

Front Garden and Boundaries

F/N31- The original style of the boundary will be respected. Alterations will be discreet and in keeping with overall character of building and wider setting