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24 Elsworthy Road, Primrose Hill, NW3 3DL
Planning Submission

April 2012

Front Boundary

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Site Location Map



Site Location Map (1:1250)

Site Photographs



Existing view of No. 24 Elsworthy Road



Brick wall at front of No. 26 Elsworthy Road



Brick wall with metal railing on top



Metal Railings at 32 Elsworthy Road



Wall of No. 21 Elsworthy Road with sloped coping



View of front boundary treatment of No. 28 and 26 Elsworthy Road

Design and Access Statement

Property

24 Elsworthy Road is part of a quiet residential neighbourhood built around the late 19th and early 20th Century. The area is characterised by its tree lined streets and spacious 3/4 storey residences fronted by small gardens. Number 24 is built from brown/ yellow London brick and has white painted stone quoins and lintels. The windows are traditional timber white painted sliding sash and the property has a typical grey slate pitched roof. There is also a large dormer and bay window. Similar to the other front garden walls on this street, the existing brick wall is quite low in height and has a white painted stone coping on top. Currently there are no gates to this property and, as seen from the photographs, the front garden is in a poor state of repair.

Proposal

We are proposing to replace the wall with a new brick one and add gates and a bin strage area. Since there will be two entrances to the property, these will require separate gates. We will also add a third for the bin storage area. We also propose to build brick pillars as the current wall has only one pillar, unlike many of the other walls on the street. The gates for the bin storage area will have metal railings with an additional metal mesh behind which will hide the bins from view from the street. Traditional brick will be used to construct the wall and the pillars will have a stone coping similar to that used in the area.

Design

Our proposal is respectful of surroundings. The area is characterised by low brick walls and metal railings with vertical bars, many of which have decorative spikes on top. These features help to create a unique character in this conservation area which our proposal will contribute positively to.

Materials

The wall will be constructed from London stock brick to match that used in the existing property. The gates will be made from black painted metal similar in style to those used in neighbouring properties.

Access

The new boundary treatment will clearly distinguish the two residences by having two separate entrance gates. Each gate will have a clearly visible property number. Low opening bars will facilitate use by those with disabilities and the use of flat, slip resistant paving slabs in the garden area will enable convienant access for wheelchair users.

Heritage Assets

The property is located in Elsworthy Conservation Area. The 'Elsworthy Road Conservation Area Appraisal and Management Strategy 2009' document identifies 'low boundary walls and...stone gateposts, hedged boundaries, mature trees' as some of the important features that make up the character of this area. Since the existing wall on the property is of poor quality, our addition of railings and gates will make a positive contribution to this area.

Impact

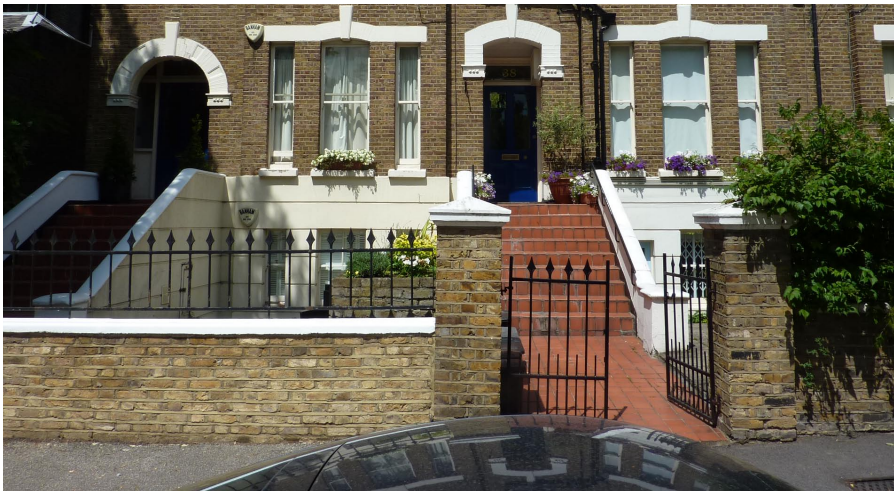
The impact of the new wall will be minimum since it will be similar to the other walls and gates in the vicinity. The use of metal railings, brick with stone coping and it's low height will be consistent with the character of this conservation area.



Neighbouring brick wall with railings inset



View of existing front wall from road



Brick wall on neighbouring property with metal railing on top



Existing front wall viewed from the property