

DESIGN & ACCESS STATEMENT

19 Grove Terrace, NW5 1PH: NEW RAILINGS

4th April 2012



Photograph of forecourt to Number 19 Grove Terrace

CONTEXT

19 Grove Terrace is a Grade II* listed mid-terrace house built in c1780. To the front rear of the house is a paved area with a path leading to the front door and an area of raised hard landscaping. To the front of the property there is a basement light well with wrought iron railing surround.

PROPOSAL

The proposal is to level the existing skew paving stones, introducing 2 additional steps at the start of the path to match number 21 Grove Terrace, and a wrought iron railing to the perimeter of the forecourt with a double gate access to the path.

ACCESS

There are no changes to existing access arrangements other than the additional steps along the path to match number 21 Grove terrace.



19 Grove terrace access path



*21 Grove terrace access path
with additional steps*

APPEARANCE

The proposal will be sympathetic to the surrounding and the design of the railings will be based on existing railings found to neighbouring properties, such as number 13 Grove Terrace, See following photograph.

SCALE

The scale of the railing is appropriate to the size of the forecourt and is in keeping with the surrounding properties.

IMPACT OF PROPOSAL

The proposed railings will have minimal impact on the main property or neighbouring properties and will only enhance the frontal aspect of the property and the streetscape.



Photograph of forecourt to Number 19 Grove Terrace showing style of railing to be used



Photograph of forecourt to 15 Grove Terrace showing style of railing to be used