

DESIGN AND ACCESS STATEMENT

Hollycot The Vale of Health

March 2010

1. Introduction:

- 1.1 This statement has been prepared to accompany a planning application for the construction of a proposed 1.5m long section of fence and replacement sliding timber gate adjacent to the highway, for existing vehicular access to the property located at: Hollycot, Vale of Health, Hampstead, NW3 1BB.
- 1.2 Three copies of existing and proposed drawings, application form and a £150 fee are enclosed
- 1.3 We trust that the following will provide an accurate description of the proposal and the issues surrounding its design and planning.

2. Site Analysis and Evaluation:

2.1. The Existing Building and Site:

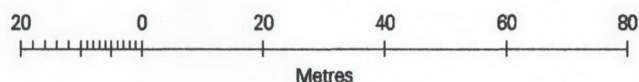
- 2.2 Hollycot is a four-storey semi detached Victorian house, built between 1883 and 1887. It is located on the West side of The Vale of Health, a cul de sac adjoining Hampstead Heath that forms part of the Hampstead Conservation Area. The current Conservation Area Statement was adopted in October 2002 and the Conservation Area was originally designated on the 1st of February 1968.
- 2.3 The original character of the Vale of Health and the front facades of the buildings located there, have generally maintained their period features, with the exception of roof lights and dormers to the roofs of most of the buildings. Many have also been altered with extensions to the rear elevations.
- 2.4 Hampstead Heath largely surrounds the Vale of Health and there are many ways one can approach the street on foot. Vehicles access the street from East Heath Road and there is residents permit parking.
- 2.5 A familiar urban form of continuous terracing defines the East side of the road, whereas the West side is characterised by a more incidental streetscape made up of smaller groups of buildings interspersed with green space. There is no established front building line to the West side, as the buildings are set at different distances from each other and the road with no prevalent style, and it is this mix of built and green space contrasting with the terraces opposite that makes the street unique.

P.T.O.

2.6. Site Layout:



May 2005 from Ordnance Survey digital
 incorporating surveyed revision
 is date. © Crown Copyright 2005.



- 2.7 The site is a triangular plot, with the house surrounded by garden on three sides and a 1500mm tall boundary fence aligning the Southern and Eastern site boundary.
- 2.8 Hollycot sits in an uncommon position within the Vale of Health. Its front / back orientation is perpendicular to that of the other terraced properties along the road, which have their front entrances leading directly onto the street. There is no actual separation between the front and rear garden and most of the rear garden faces the road, affording the applicant little to no privacy or security. This also makes the distinction between the front and rear of the property ambiguous, as the front entrance on the South elevation faces away from the street towards Hampstead Heath.
- 2.9 Hollycot is one of the few properties in the Vale of Health that has vehicular access from the road. There are two in-curtilage parking spaces at the Northern boundary to the site, accessed via an existing dropped kerb and 1500mm high entrance gate adjacent to the highway. Topographically, this area of the garden is at the lowest point of both the site and the street outside, indicated by the benchmark (BM) shown on the 1:1250 location plan above:

2.10 Context photographs:



A familiar urban form of continuous terracing defines the East side of the road.



The West side is characterised by a more incidental streetscape made up of smaller groups of buildings interspersed with green space.



Existing 1500mm high vehicular access gate to Hollycot, built adjacent to the highway.



Eastern boundary, showing the deteriorating condition of the existing timber boarding.

Application no. 2008/0239/P:

- Application no. 2009/4478/P:**

- #### 4. Main Design Principles:

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- VALE OF HEALTH**
- Existing dropped kerb and driveway retained as existing
NOTE - car will only be parked within the curtilage of the property
- Boundary of applicants property indicated dotted
- Bin store approved under Permitted Development -
Certificate of Lawfulness Application
ref no : 2008/0239/P
- 1500
- ED2
- MH
- ED1
- Boundary to Hampstead Heath M.O.L.
- Hampstead Heath
- 2m high fence aligning eastern boundary approved under Permitted Development -
Certificate of Lawfulness Application
ref no : 2009/4478/P
- New timber sliding gate to same height as approved 2 metre boundary fence, set back 1.5m from highway - approved under Permitted Development -
Certificate of Lawfulness Application
ref no : 2009/4478/P
- | | | | | | | |
|---|--|----------------------------|----------|---------|----------|--|
| SLIDING GATE, AS APPROVED BY CERTIFICATE OF LAWFULNESS 2009/4478/P | | NO. REV | DATE | NO. REV | DATE | W.T.L.E.S.D.W.H.I.B.G.
A.C.T.V.E.T.E.S.D.W.H.I.B.G. |
| | | 1 | 06/03/10 | 1 | 06/03/10 | 1480 - Hollycot, Vale of Health, Hampstead |
| | | - For Planning Application | | | | PROJECT NO. WK/1480SD - 1 |
| | | | | | | DRAWN BY T.1000B/A4 |
| | | | | | | CHECKED BY |
| | | | | | | DATE 08/03/10 |
| | | | | | | TITLE Plan showing gate as granted by CLP 2009-4478-P |
| | | | | | | SCALE As indicated by the dimensions on site |

4.3 The gate (as approved) is set back by 1.5 metres from the highway in order to comply with the criteria stipulated under Class A of Part 2 of Schedule 2 in The Town and Country Planning (General permitted Development) Order 1995 as outlined below;

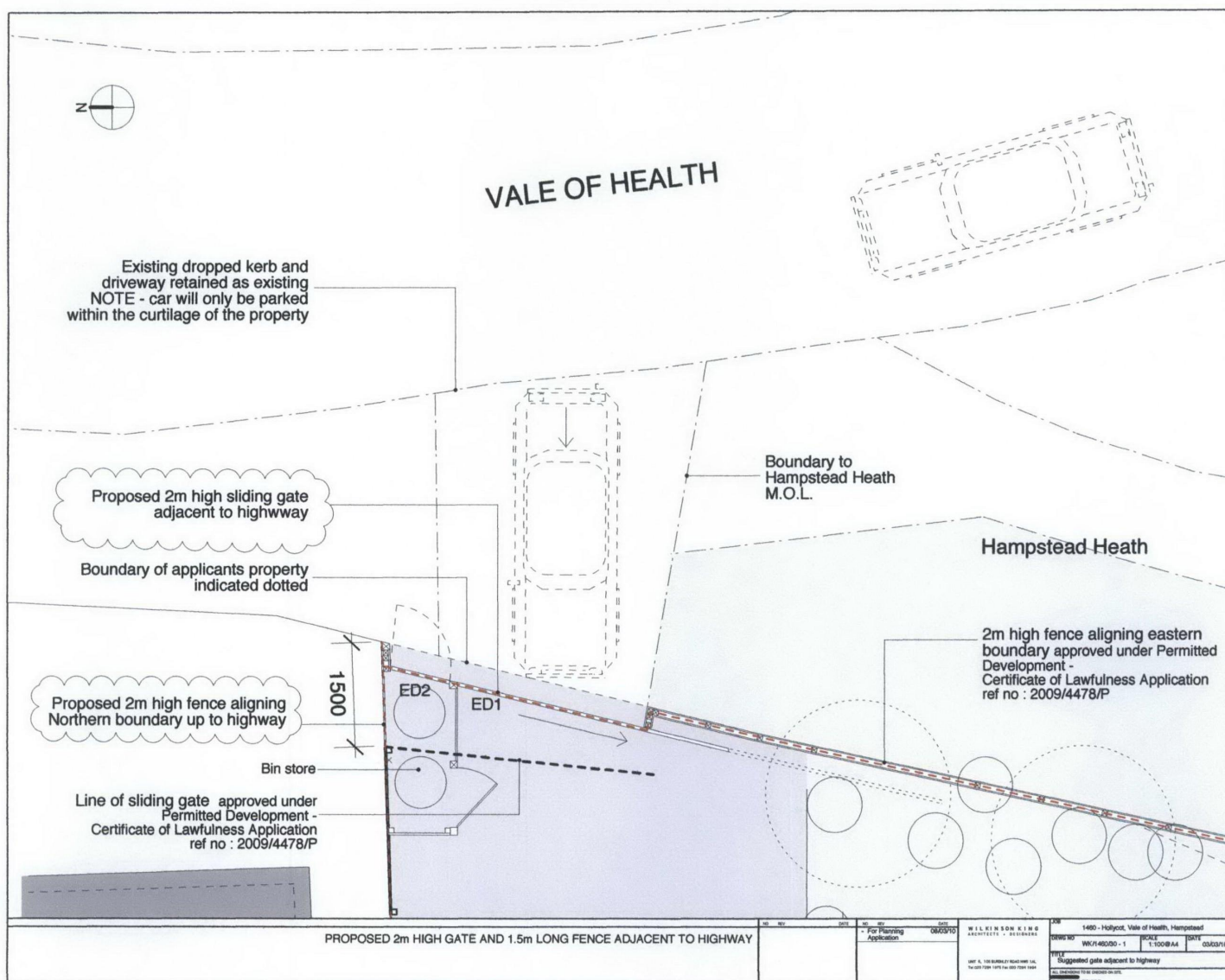
- a) The height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed one metre above ground level
- b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed two metres above ground level
- c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height referred to in sub-paragraph (a) or (b) as the height appropriate to if erected or constructed, whichever is the greater or d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding a listed building

4.5 The fence line and sliding gate illustrated above comply with these criteria, in particular part a) and b) as they would be sufficiently set back from the highway and would therefore not be adjacent to a highway and the proposal would not exceed 2 metres in height.

4.6 Although this is lawful, we believe that the articulation created by setting the gate back from the boundary in this way would look incongruous within the street scene. The replacement 2-metre high gate would sit far more comfortably if it followed the established line of the existing gate, which is constructed in a conventional manner along the boundary line between the property and the pavement.

4.7 Furthermore, the applicant will effectively be losing part of the garden by bringing back the physical boundary to the site in this way.

4.8 For these reasons, planning permission is sought to construct the replacement gate and a 1.5m long section of fence to the Northern boundary to a height of 2 metres adjacent to the highway, as illustrated below (see also section AA: WK-1460-GD1):

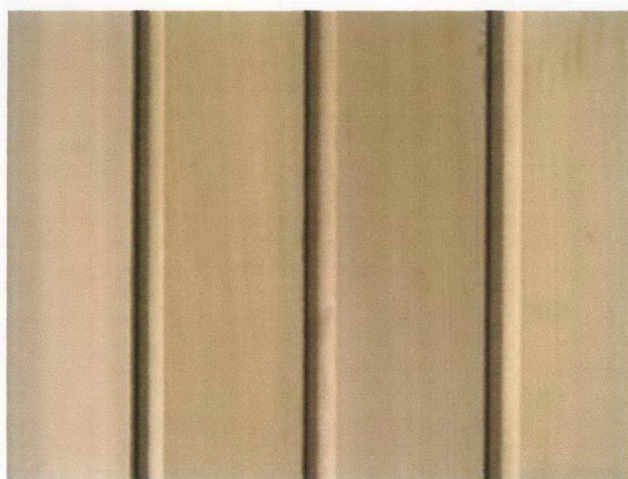


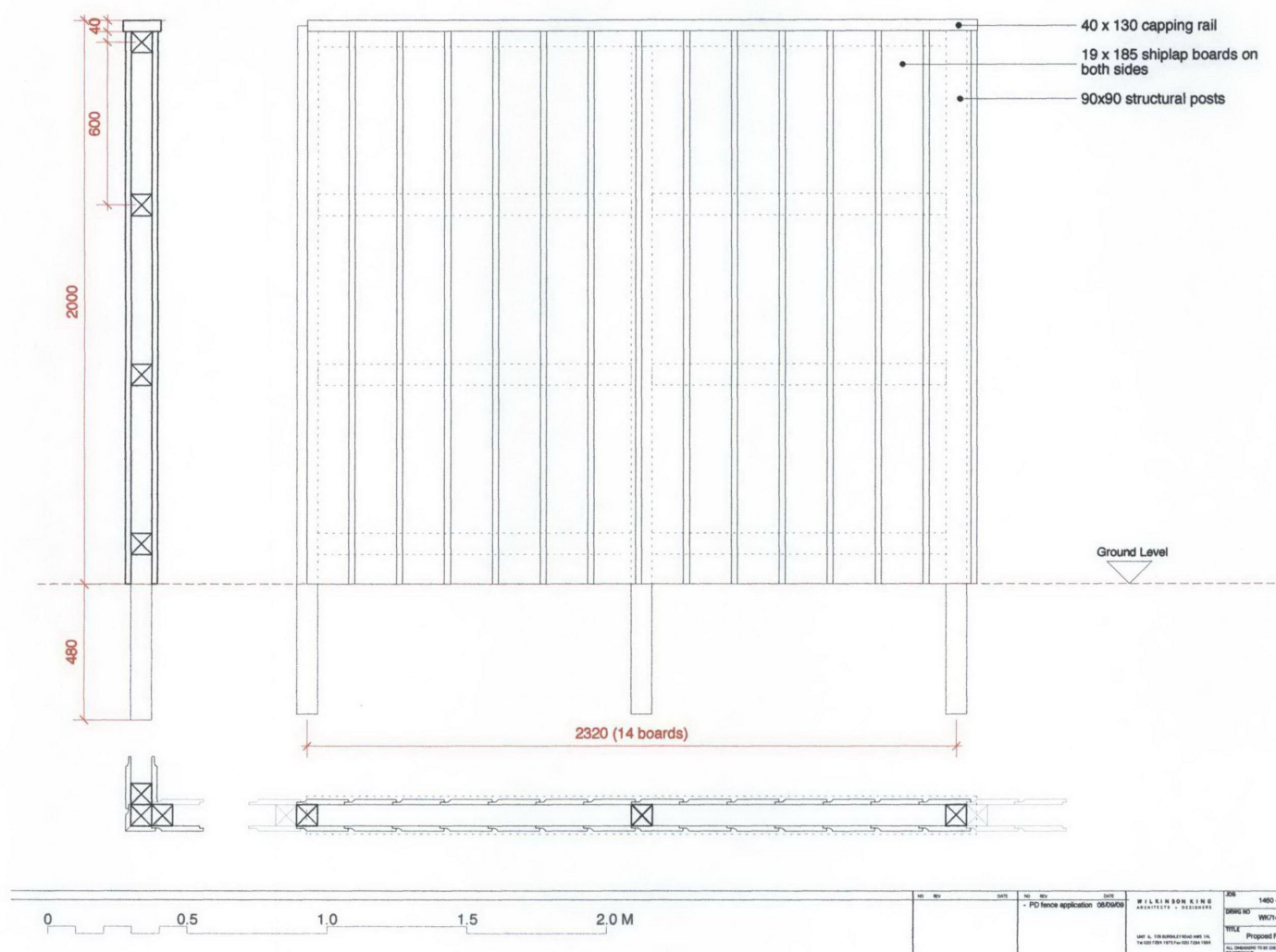
5. Impact on the street scene:

- 5.1 The replacement gate and 1.5 metre length of fence will integrate sensitively into the street scene, as they will be in keeping with the existing timber fence and will also match the 2 metre high fence that is due to be constructed in accordance with certificates of lawfulness 2009/4478/P and 2008/0239/P.
- 5.2 The gate and additional section of fence will be of the highest quality timber construction, made entirely from grade A Western Red Cedar shiplap boarding, posts and capping rails. All cedar will be FSC certified and is a high quality material, chosen for its properties that are particularly well suited to external construction. Inherent natural oil in the wood provides high resistance to decay, making it durable and sustainable.
- 5.3 With little or no maintenance, the cedar will weather gracefully over time to a silver/ grey colour that is in keeping with the existing and it will be many decades until the timber needs to be replaced.
- 5.4 The location of the gate at the lowest point on the site, means it will have the minimal "impact on views and skylines," stipulated as one of the Council's assessment criteria in UDP Policy B1 – General Design Principles.
- 5.5 Another factor the Council considers when assessing the design of a development is the provision of visually interesting frontages at street level (as stated in UDP Policy B1 – General Design Principles) and this proposal sets out to provide a well-designed, visually attractive and interesting frontage to the street whilst not competing with the existing, and will be beneficial to the street by replacing the deteriorating entrance gate and increasing security.

6. Details and Craftsmanship:

- 6.1 Through carefully considered and thorough design from the outset, Wilkinson King Architects strive to achieve the most refined possible finish to their design projects.
- 6.2 The contractor who will carry out the construction work has been established for sixty years and employs a team of highly skilled and experienced craftsmen. The company has won the RIBA London Region Award, the Master Builder of the Year Award 2002 for refurbishment, is listed as a preferred builder by the RICS and is a member of the Guild of Master Craftsmen.
- 6.3 Sample images and details are shown below:





7. Conclusion:

- 7.1 The applicant highly values the architecture of the original building and its garden. The design of the gate and fence has been developed carefully, taking into account the existing context and site constraints, local planning policy, site layout, security, massing and height, landscaping, choice of materials, sustainability and the consequences all of these factors have upon the special surroundings of the site.
- 7.2 We are simply seeking permission for a minor amendment to the position of the gate and extending the fence permitted to the Northern boundary by 1.5 metres.
- 7.3 Although the gate has been deemed lawful in its proximity to the highway by Class A of Part 2 of Schedule 2 in The Town and Country Planning (General permitted Development) Order 1995, the position that has been arrived at by following these generalised criteria, does not result in the best outcome in this specific situation.
- 7.4 We believe that constructing the replacement gate in the same position as the existing will be a more sympathetic approach with respect to the street scene and character of the Conservation Area.