

Design & Access Statement

For

Proposed front boundary wall at

Magnolia House, 2A Redington Road

London

NW3

Mr Giovanni Florentino

January 2009

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Consultants: Eur Ing. Anthony Judd, C Eng, F I Mech E, FCIBSE, ACI Arb, M Cons E. Peter Judd, MSc, BEng(Hons), Ceng MIEE, MCIBSE.

Existing Accommodation

Magnolia House, 2a Redington Road, Hampstead, NW3 comprises a detached house, in the end of a row of similar style properties. Such is not listed but falls within the Frognal & Redington Conservation Area.

This statement refers solely to proposed alterations to the front boundary wall, which requires refurbishment/adjustment in order to bring it in line with the increased needs of the property, being the ability to store vehicles off the road.

Exterior

The front boundary wall consists of a masonry wall, continuing along the street with brick piers either side of the site. There are pedestrian and vehicular gates in front of the driveway. The overall gate width is 3510mm. The front wall is approximately 2135mm high on the left hand side and 1906mm on the right due to a slope.

The general proposal for the exterior of the property is to improve the appearance of the front and solve the practical issues of the property.

Proposals to front wall

The proposed intention is to make the access to the large family property wider therefore more practical and visually more appealing. At the moment gates are on the side of the driveway and the driveway fits no more than one car. The intention is to make extra room for an additional vehicle on the driveway, thus reducing the need to park cars on the side of the road, which itself is extremely difficult. A retaining wall will therefore be relocated and such is still outside the realms of the tree canopy/root zone of the tree on the adjacent site. We obviously do not wish to compromise the tree roots.

New gates will resemble the existing gates therefore the style of the property and the relationship between the building and the road will be maintained as it is.

The existing boundary wall is highly detailed and all work would be carried out to reinstate appropriate matching brickwork that complies with the existing situation.

It is also intended that the existing vehicle curb crossover be relocated slightly so as to align correctly with the new gate and wall proposals.

For clarity please refer to the drawing listings below;

100/ 500	-	OS Extract Plan
100/ 501	-	Existing Wall Plan
100/ 502	-	Existing Wall Elevation

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100/ 503B - Gate Proposal Plan
100/ 504B - Gate Proposal Elevation
PS01 - Photo Sheet 01

Existing Access

The property will remain as a single family dwelling and the access provision to the property will remain unchanged.

The property has an existing pedestrian and vehicle access gates. The driveway is accessed via a drop curb from the public highway. Once within the boundary of the site there is only one external vehicle parking space and one internal garage space.

END.