

Design and Access Statement

22 REDINGTON ROAD, LONDON NW3

5 Landscaping

The boundary wall forms as much a part of the front landscaping as it does the boundary to the site. The backdrop to the wall is intended to step back creating a terraced boxed hedging detail which will break up the visual aspect of what is a significant height differential. The planting behind should enable a softening of the harder landscaping elements utilised in the wall construction whilst also offering a degree of security beyond the boundary.

6 Appearance

The boundary wall is in keeping with the street context of Redington Road. The materials, detailing and proportion of the boundary are in keeping with the area, utilising reconstituted copings and carefully chosen facing brick to match adjacent boundaries. The black painted metal railings allow for a more open boundary while retaining the required level of security, resulting in a less dominant elevation than would result from a high solid wall. The proposal is to amend the style of the railings from the previously approved rigid linear style railings, to a more fluid, curved style of railings. This style of railings will be continued along the front and side boundary wall along with the pedestrian and vehicular access gates. The wall has a coping reflecting traditional detailing and indeed the railings present a less formal yet elegant finish to the boundary. Each pier is designed to give emphasis to the stepping of the boundary whilst retaining the pleasing proportions of the overall wall. A section of high level fencing to the side boundary was previously approved, however due to the removal of two existing trees at this location it is now possible to continue the brick wall along the entire length of the side boundary giving a clean, continuous side boundary elevation.

7 Access

The site is to be accessed from the road over the approved crossover and via a sliding metal gate for vehicles and a smaller gate to the right for pedestrian access. Safe access and egress will be maintained by design with low-level brickwork walls and open railings adjacent to the vehicular access point to allow good visibility.

The drive area will have level paving, and ramped access within. Security and path lighting will be automated to allow safe pedestrian access at night.