



## **METROPOLITAN DEVELOPMENT CONSULTANCY LTD.**

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# **Design and Access Statement**

In support of a Planning Application for the construction of a new front boundary wall at

## **22 REDINGTON ROAD, LONDON NW3**

### **1 Location**

The proposed house is located in the London Borough of Camden in Redington Road, a residential road, characterised by large detached single-family dwelling houses, generally comprising two storeys and roof. The site is occupied by the existing family home of the applicant which is currently undergoing major refurbishment.

### **2 Use**

The house is and will remain a family dwelling, in line with its current use and that of the vast majority of properties in the road. The proposed boundary wall will define the site boundary for the dwelling, retain a coherent visual treatment of the junction with Oakhill Avenue and provide adequate security.

### **3 Layout**

The proposed boundary wall is to sit on the historic boundary line to the front of the property to Redington Road and Oakham Avenue. The design accommodates the changes in level of Redington Road and utilises piers at regular intervals to achieve a pleasant transition as the wall steps. The layout of the crossover and garage entrance is positioned as previously approved.

### **4 Massing**

The proposed boundary wall design is similar to that of the property opposite and is sensitive to the scale of the property and the street as a whole. Both its massing and scale of detail relate to the comparative distance back to the property and the scale of landscaping intended for the garden directly behind.

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HEATHWAYS, COURTENAY AVENUE, LONDON N6

## 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 and retain the required level of security resulting in a less dominant elevation than would result from a high solid wall. The wall has a coping reflecting traditional detailing and indeed the railings present a simple but 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.

## 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.