

MARK LUTYENS ASSOCIATES

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Application for Listed Building Consent & Planning Consent

GARDNOR HOUSE, FLASK WALK, HAMPSTEAD, NW3 1HA

Description of proposed works

It is our proposal to 'green up' the north side of the house around the tradesmen's gate and to frame discreet views of the house and garden (from within the garden) by:

- extending and training the planting (climbing plants currently growing 5-6 metres either side of the gate), over a pair of timber (green oak) pergolas to be constructed over the existing steps i.e. creating a 'green' tunnel to left and right of the gate against the existing boundary wall.
- erecting timber trellis, painted dark green, 1.2 metre high on top of and around the three sides of the basement extension (the study) to soften this rear elevation with climbing plants currently growing against the house wall on the west side
- constructing a low profile, traditional glazed porch over the stone paved landing immediately inside the tradesmen's gate to link the two pergolas and as a protection against rain. The frame of the porch will be in metalwork painted 'Juniper' green and the roof will consist of toughened glass panels with lead flashing; the existing metal railings will be modified to provide the supporting posts; a gutter will catch rainwater and discharge into the existing planter; the ridge height will be not more than 2.5M (150mm higher than the coping level on the brick gate piers against which it is fixed)

Additional information:

- to improve head height and to make it more difficult for people to jump over the wall, we would like to raise a 3.25 metre length of the brick boundary wall (west side of gate) by two courses, approx 150mm
- the proposed pergolas will be made from green oak 'purlins', triangular in section, supported by a shallow arching metal frame; metal work will be painted 'Juniper' green

Enclosed are:

- photos of existing site x 2no
- site plan x 8no
- 10no plan of existing garden (ML 041001/1)
- 10no plan of proposed works (ML 041001/2)
- 10no sketch of proposed pergola (ML 041001/3)
- 10no sketch of proposed glazed porch (ML 041001/4)
- 10no section through proposed pergola and trellis (ML 041001/5)
- 10no sketch of existing arrangement at tradesman gate (ML041001/6)
- cheque for £110 for Planning Application

MARK LUTYENS
28/2/05