

## **ARCHITECTS DESIGN & ACCESS STATEMENT FOR:**

### **Front Garden Design at 2 Clorane Gardens, London NW3 7PR**

#### ***THE SITE***

##### **Setting**

Clorane Gardens is a short residential street situated on the North-West side of Redington Frogna Conservation area in Hampstead. It falls into the sub area One, which also includes Briardale Gardens and western part of Platt's Lane, all of a modest scale incorporating mostly two and three storey semi-detached and individual houses. The road is lined with houses of varying design and no specific uniform architectural style, all built in the early 20<sup>th</sup> century by the same builder and most probably by the same architect Charles Quennell. Great care was taken by the architect not to create uniform designs along the road and intentional variations are noticeable in terms of size, style and finishes. The diversity greatly affects the street scene where amongst front facing houses we find a number of rear gardens and side boundary walls facing the Clorane Gardens. As a result, the street front has a non-continuous, but harmonious elevation.

No 2 Clorane Gardens is situated on the South West side of the street. The house makes a half of a pair of semi-detached single fronted houses and sits next to the one storey high, modern development with an integrated garage to the left.

##### **Redington Frogna Conservation area**

Redington Frogna Conservation area lies on the slopes between Hampstead Heath/Hampstead Village and Finchley Road. It has been defined by the relationship of the streets and houses to the contours of the hill and the houses are predominantly large detached and semi-detached, displaying a variety of formal and free architectural styles dating from the late 19<sup>th</sup> and early 20<sup>th</sup> century. The area is further divided into eight sub areas with their own distinct independent character when it comes to scale, size, topography and density of vegetation.

##### **Planning history**

The property has been subject to alterations and a number of planning applications have been approved between the year 2011 and 2014, including the approval for basement excavation (2011/6239/P), erection of a single storey rear extension (2012/3401/P), construction of subterranean garden building (2012/3821/P) and erection of front porch (2013/0960/P). Some of the approvals show variations to the front boundary design, but none of them looks into this matter in greater detail.

## THE PROPOSAL

### Introduction

Although the design of the front gardens contributes to the character and attractiveness of the Clorane Gardens street scene, a lot of variation can be seen along the entire road. The front garden belonging to No.2 has changed considerably over the years, but is also in a fairly poor state of repair.

As opposed to the Clorane Gardens buildings, which date back to the period between the 1900 and 1910, we understand that the treatment of all of the front gardens and boundary walls date from the late 20<sup>th</sup> century. The original front garden walls have not been retained, but from a historical document showing the original features, boundary treatment and road pattern of the area, it can be seen that the height, pattern and finish were quite different. Front elevations of the houses were not exposed, but rather hidden behind the feather edge boards and gates of well above 1.50m in height. Respecting the existing context of the road with diverse front garden enclosures and treatments including dwarf walls, walls with railings and/or hedges, open paved gardens and car parks, as well as high level pillars and railings, our intention is to positively contribute to the overall look of the street front, but also protect and secure the property by the design of the enclosure.

The difference in height of the boundary walls and front gates along the street is quite apparent. The attached images show that the front boundary does not even exist in some cases (car parks at the front of the property), to being as much as 1.6-1.7m tall. Some of the boundary railings reach over 2000mm in height, excluding hedges (which are even taller in some cases).



Historical images showing the original street scene in the Clorane Gardens

## **Design and Proposal**

The design for this scheme primarily takes into account the size and massing of the street front. Our proposal is respectful of the existing forms and seeks to incorporate the proposed design into an established pattern, which is diverse, but harmonious.

We, therefore, propose a boundary that would create a minimal visual impact on the street scene.

1. In order to provide adequate security and privacy, we propose a full enclosure of the front garden at the height of 1.80m, as a clear division between private and public spaces.
2. The most visible side elevations features will be the extruded boundary walls that would retain the original style of the boundary elements in order to embed the amendment seamlessly. Therefore the bricks of a matching style and colour will be sourced to create the raised part of the wall. The proposed shape of the side wall will aim to gently blend the projecting side elevation of No 2a and the lower height boundary.
3. At the same time, new railings will be introduced to the front boundary, where the colour of the gate railings would remain similar in colour and transparency to the existing gate. At the same time, a gentle slope of the street as well as the garden, would reduce the height of the actual gate by at least 100mm, making the front elevation even more visible and exposed.
4. A balance between hard and soft landscaping has also been considered - by introducing the hedge and planting along the front railings, the railing will get obscured by the hedge therefore making the impact of plants the most dominant feature.  
We believe this would achieve a good balance which further complements the character of the house and the surrounding area as a whole.
5. Furthermore, in order to enhance the effectiveness of a new system, sliding front railings are introduced that will allow for the direct access to the house and garage.

The proposed boundary will not have a detrimental impact on the adjoining properties; both adjoining neighbours have already been consulted about the proposed designs and had no objections to the application scheme.

## **Access**

The proposal incorporates a pedestrian access within a vehicle entrance to the property. There will also be a new waste storage-access next to the long stretch of hedge, at the right end of the gate.

## **Trees**

The proposal will have no effect on the existing trees.

## **Traffic**

There are no changes to traffic and vehicular access to this scheme.

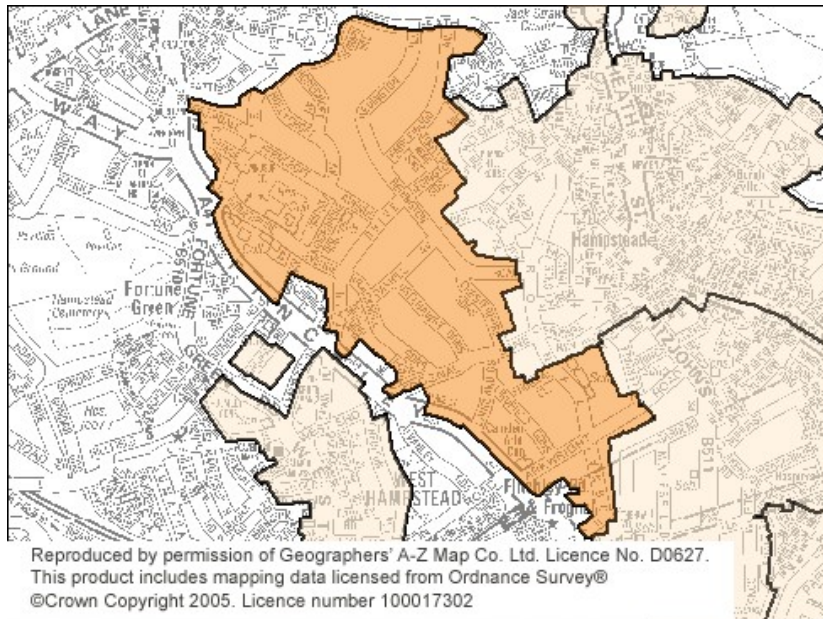
## **Waste Storage and Collection**

The provision has been made for the storage of waste and recycling as part of the proposal and is easily accessible by the appropriate authority. The location of waste storage and recycling facilities is clearly identified on the enclosed plans. The access to the waste storage has been masked with the vegetation and planting, so it would blend in with the rest of the front gate.

## CONCLUSION

Rather than reverting to the original tall timber fence boundary, we have carefully considered its design. At the same time, the existing qualities and context of the site and surrounding area inspired the design that we feel is sympathetic to the architectural and aesthetic qualities of the area.

We believe that the design preserves and enhances the character and appearance of the street, but also ensures an attractive, safe, accessible and sustainable solution. The design, detailing and materials provide a positive contribution to the distinctiveness of the street and we believe that a new proposal would be well integrated in the scene, creating in that way a special feature in the street scene.



Redington Froggnal Conservation Area Map



Street view from the South West end of Clorane Gardens.





Images showing variable front boundary heights along the street at No 6 and No 7 Clorane Gardens.



Side boundary railings just opposite No2 Clorane Gardens. The image shows how different orientation of the houses along the road affects the street scene.





Images showing the height of the front railings at No 9 and No 18 Clorane Gardens.





Image showing a gentle transition between two different heights of the front garden boundaries.



Image showing a sudden transition between two different heights of two front garden boundaries.