

Design and Access Statement for Front Fence and Steps

Site: 5 The Gables, The Vale of Health, Hampstead, London NW3 1AY

Prepared by: Thompson + Baroni Architects Limited

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Ref: 1403 D AND A FRONT



Introduction:

The property to which this application relates is within a row of six houses known as The Gables which is a line of Victorian terraced houses that face directly onto Hampstead Heath within a cluster of houses set in the Heath known as the Vale of Health. It is within the Hampstead Conservation area, which resides in the London Borough of Camden.

This application is to replace the existing front timber picket fence with a brickwork wall and steel infill railings and to replace the existing asphalt coated front steps with new stone treads and risers.

Design:

The building is currently used as a single- family dwelling. There is no proposed change to the use of the house. It is a Victorian terraced property which appears to have been largely unaltered externally since it was originally built. The front fence and gate are currently constructed of timber and would, however, appear to have been altered from when the house was constructed. The front steps are constructed of stone treads spanning from wall to wall which have been dressed over with asphalt to provide waterproofing to the space underneath. The appearance is utilitarian and not sympathetic to the house.

The proposed front fence and gate will be of a traditional design of brick piers with fabricated steel infill railings and a matching fabricated steel gate.

The proposed alteration works to the front steps will be to remove the asphalt and failed stone treads underneath; install concrete lintel support structure spanning from wall to wall throughout; add a continuous waterproofing layer over and then install new solid stone treads and risers.

Scale:

The proposed works are in keeping with the scale and layout of the existing house.

Appearance:

The alterations will respect the existing building and seek to reinstate the original appearance of the front of the house.

Access, Vehicular and Transport Links:

There is no vehicular access to the site as this run of houses faces directly onto Hampstead Heath and is served by a footpath only. There is vehicle parking close by.

Inclusive Access:

The house is as originally built with stepped access to both the raised and lower ground floors. This proposal does not alter the current access configuration.