

Our Ref.: 1503/Design and Access Statement

### 21B West Heath Road, NW3 7UU – Design & Access Statement

The current owner of the above single family dwelling in the Redington and Frogna Conservation area proposes to erect railings, a pair of gates and a handrail to the external steps.

#### **Existing Site & Context**

No.21B West Heath Rd is a single family dwelling (Use Class C3) within the Redington and Frogna Conservation area. The dwelling is positioned to the side and front of the adjacent properties No.s 21 and 21A West Heath Rd. The Land Registry have confirmed the original title for No.21 was divided into 3 titles in April 1968, NGL67949 being the title number for No.21B.

The site is accessed from West Heath Rd via an inclined asphalt driveway, with a series of Yorkstone steps leading to the side passage to the west of No.21. This side passage is a paved area giving access to both front doors of No.21A and No.21B and leads to No.21A's garden to the rear.

#### **Proposal & Materials**

A tall brickwork wall topped with a metal railing forms the western boundary of the site between No.21 and the neo-tudor manor, Sarum Chase, at No.23 West Heath Road. The proposed metal railing would be secured to this brickwork boundary, but the proposed railing finials are to remain below the existing railing on the wall head. The brickwork flank wall of No.21B provides the other abutment for the railings. This area of wall is blank and the junction comfortably misses an adjacent light well, window and rainwater downpipe. The pair of gates incorporate the shaped metal profiling found on the adjacent balconettes to achieve consistency with the original dwelling. The simple handrail and upright supports, as proposed to the existing steps, also match the steel section sizes and finish found on these balconettes to remain sympathetic.

#### **Access**

Access throughout the site remains as existing, however the proposed steel railing and gates increase security and give peace of mind to the residents. The steel handrail proposed to the external steps help improve access to those less ambulant and provide fall protection in line with Building Regulations.

**Supporting Photographs**



Approach to No.21B West Heath Rd.



View of steps to side passage, and doors of No.21A and 21B



View from side passage towards front