

Design And Access Statement

July 2015

Re. 26 St. Albans Road. NW5 1RD

This Design and Access Statement has been prepared by Studio Glyn architects on behalf of Mr. and Mrs. Ben Yacov for submission to the London Borough of Camden in support of their application for Householder Planning and Conservation Area Consent for the improvements of the landscaping of this semi detached home in Dartmouth Park Conservation Area. The Ben Yacovs moved into the property recently.

The application is to revise the soft and hard landscaping and the boundary treatment to the wall of the front garden. The proposed design mirrors almost exactly the front garden design of the adjacent property no. 28, and is therefore sure to improve the cohesion and quality of the streetscape.

The current owners of the property have a young family. They currently have access difficulties due to the narrowness of the hard landscaping as they are heavily dependent on buggies etc. during offloading. They are also concerned about the lack of dedicated pedestrian path separated from vehicular parking and the safety implications that poses to their two young children.

The Immediate Context

The immediate context St Albans Road is a pleasant residential street in Dartmouth Park just removed from the Heath itself to the West. Properties along the street vary considerably in size, detail and importance. The row of five houses, from 25 to 33 on the southern before the junction with Brookfield Park, appear to be some of the oldest surviving, and this row are all preserved relatively unchanged with the details to the façade retained. There is designated residents parking on the street but most properties have smaller paved gardens to the front with low walls to separate them from the public footpath. Many of these gardens serve as car parks for the properties, including that of no. 26. The mix of house types is such that the western part of St Albans road includes 4-storey apartment blocks, including the property immediately opposite No. 26 St Albans.

The Existing Building

The property is a semi-detached family home built in the very early 1900's during the period of massive development all over the slopes of Hampstead. It is an interesting example in this mass of brick villas, as it's facade was created in a homely, decorative style.

The front garden is in a state of 'abandonment', with an unkempt appearance, boundary treatments such as border margins have long since disappeared and the gravel and grass bleed into one. The vegetation is of poor quality.

Access

The works proposed include increasing the width of the existing vehicle gate and introducing a dedicated pedestrian entrance. Access to the property will therefore be improved without the need for any changes to the public highway.

Refuge and recycling provision

The location for the residual waste and a recycling wheelie will remain unchanged, but the provision will be enhanced with the introduction of the hard landscaping as the bins are currently wheeled with effort across gravel and grass.

Parking and transport

This development includes no proposals which require any change to the permitted on-street car parking spaces currently provided in front of the house. In summary it can be seen that these proposals are sensitive to both the host building and to the Dartmouth Park conservation area.