



DESIGN AND ACCESS STATEMENT

(DOC REF: 1405-PL-DAS-0)

60 Avenue Road

London NW8 6HT

Improvements to Front Boundary Wall

1.0 Introduction

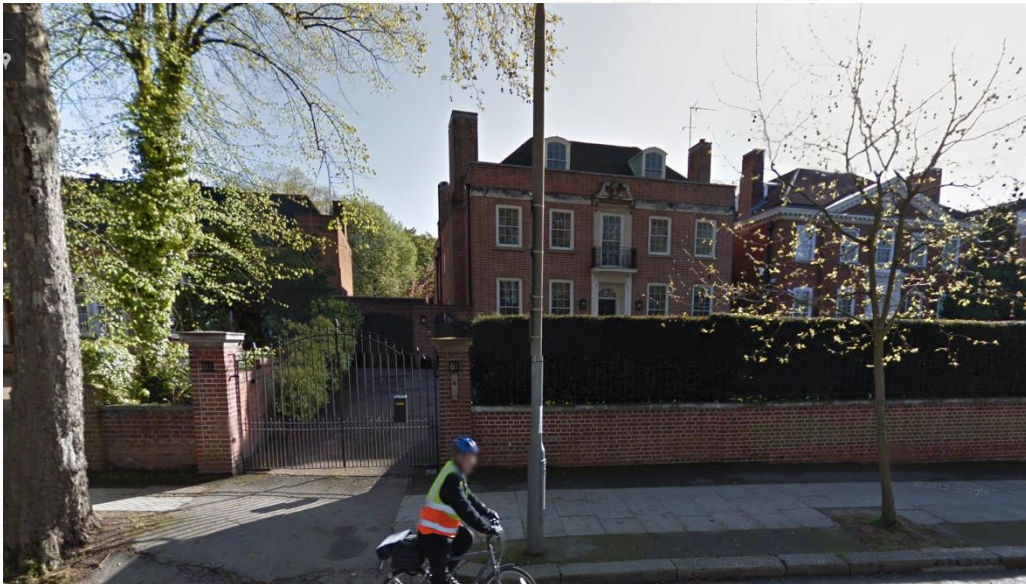
- 1.1** This report forms part of the Town Planning application relating to 60 Avenue Road, London. The development will not take place in a conservation area. However it is located adjacent to The St Johns Wood Conservation and Elsworth Conservation areas and the development will be sympathetic to its context and the character and appearance of the conservation areas.
- 1.2** This application is for the replacement of to the front boundary wall comprising its demolition, rebuilding of the existing brick boundary wall, replacement of the existing metal railings and swing gates with new sliding gates and railings. The brick piers will be replicated as existing however a natural stone panel will be introduced. A brick wall is to be constructed behind the boundary wall to house the sliding gates when they are in the open position.
- 1.3** This single dwelling is currently being altered and extended in accordance with Planning Consent 2014/2130/P dated 23 May 2014. However this Design and Access Statement focusses concisely on the front boundary proposal.



Existing Front Elevation



Existing Front Elevation





Existing Swing Gate



2.0 Location and plot description

- 2.1** The house is on a wide, tree lined, residential street towards situated towards the junction of Avenue Road and Elsworthy Road. There no on-street parking on this part of the street, with all residences in the vicinity having off street parking. The surrounding properties are all detached and are similar sized, however the properties directly opposite No 60 do not feature railings or gates along their boundary walls. Notably Nos. 38 and 40 Avenue Road have had their front railings and gates recently replaced.

3.0 Detail Design Considerations

- 3.1** The existing brickwork boundary wall together with the brickwork piers are to be demolished and the existing railings and swing gates are to be removed. The existing gates are black metal with a curved bow top and spear finials. The existing railings are black metal with spear finials. The existing brickwork is a mixture of red tones in a



Flemish bond.

- 3.2 Careful consideration was given to the height of the gates and railings so the height proposed achieves a balance of the sense and practical aspect of security whilst maintain a design responsive to the public side. The height of the proposed sliding gates line through with the railings, at 1850mm they sit below the height of the existing brick piers.
- 3.3 As it is important for the applicant to fit in with the appearance to the adjacent premises and neighbourhood the design of the gates and railings reflect the design of those recently installed at number 40 Avenue Road.



- 3.4 The proposed rebuilt brickwork wall will be constructed using a mixture of red bricks as approved by condition 4 of the original Planning Consent 2014/2130/P. The condition was approved on 17th March 2015. A Flemish bond will be used to replicate the existing demolished walls. The new cappings will be Portland stone to match existing as will the stone panels to the brick piers.

4.0 Detailed Secondary Considerations



- 4.1 The proposal will have no adverse effect on the quality of air.
- 4.2 In regards to daylight and sunlight, no adverse effects to the neighbours is expected.
- 4.3 No change to parking is proposed.
- 4.4 No land contamination is known or suspected.
- 4.5 The site is not in an area of flood risk.
- 4.6 The proposed Front Boundary Improvement will have no impact on wildlife or biodiversity.
- 4.7 The proposed rebuilt walls will have no effect on the trees both on the adjacent property and the street. The submitted plans show the root protection areas of these trees and show that the proposed walls fall outside this area. The arboricultural report as submitted with the application 2014/2130/P is still relevant and current to this application. The extracts of the tree constraints plan are shown in the drawings for this application.

5.0 Conclusion

- 5.1 The proposed improvement to the front boundary to No. 60 Avenue Road, have been sensitively designed to take account of the character and appearance of the area and neighbouring properties.

The proposal represents a practicable and sensitive improvement to the existing house and will not result in any materially unacceptable effects toward the character and appearance of the area's townscape.

Overall we consider the proposed design of the proposed rebuilding of the wall, replacement railings and gates wall is un-contentious in architectural and conservation terms and will enhance the appearance of No 60 Avenue Road.

RB/WA

12.05.16