

DESIGN & ACCESS STATEMENT

24a South Villas,
London NW1 9BT

Proposed External Alterations



Prepared by

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The Application

The application proposes forming a new pedestrian gated access for 24a South Villas, and alterations to the front door to provide wheelchair access into the dwelling.

Existing Access

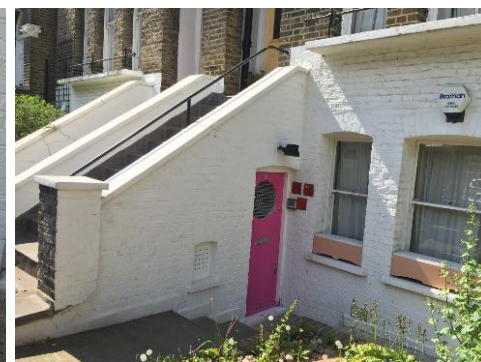
No.24a has a dedicated and separate entrance door situated to the side of the steps to the house above. Pedestrians from South Villas must navigate two steps up and four steps down from the public footpath to the door of 24a. The current arrangement is not suitable for wheelchair users.



No.24 Shared gate access



Steps down to the door of 24A



Entrance door of 24A

Proposed External Alterations

The proposals involve the following external work:

- Forming new pedestrian gate access for 24a from the public footpath on South Villas.
- Ramped footpath in garden area from the gate to the door of 24a.
- Widening of the front door to improve wheelchair access and a new timber panelled front door.

The Design and Access Statement will show that the proposals are sensitive to the Camden Square Conservation Area and will enhance character of the street landscape.

Existing Site Context

South Villas lies within the Camden Square Conservation Area.

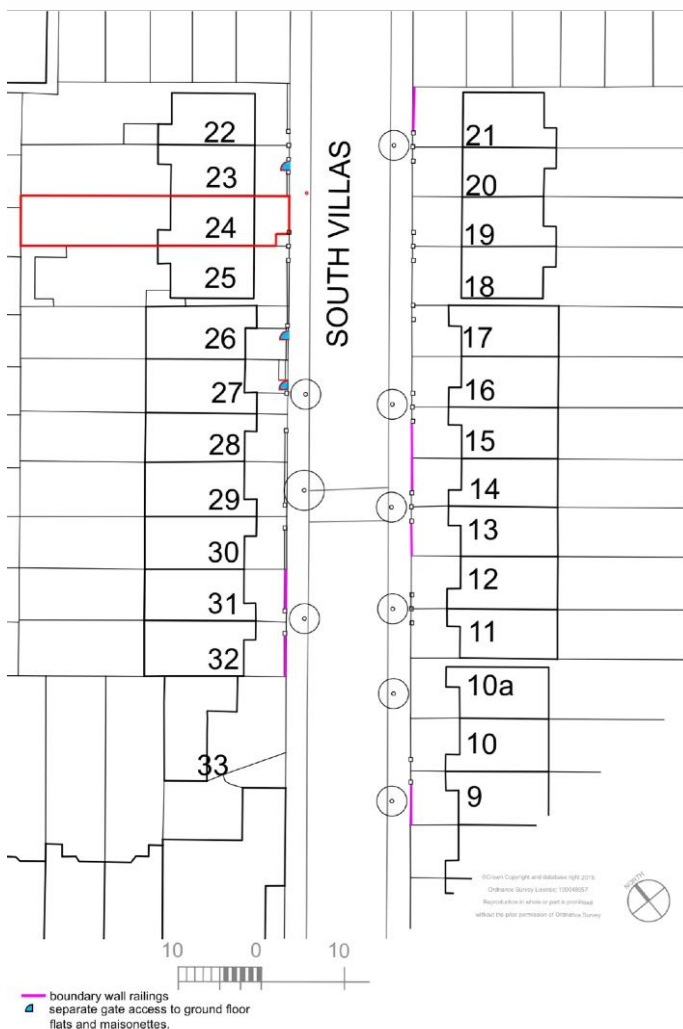
The gardens and boundary treatments of South Villas are characterised typically by a front garden walls, with brick piers providing visual demarcation to entrance steps, leading up to the main entrances to the town-houses. A combination of hedges, railings and/or wooden trellises provide further height and privacy to the garden walls.



Existing street boundary wall with wooden trellis



Proposed street boundary wall with new brick pier, gate access and railings.



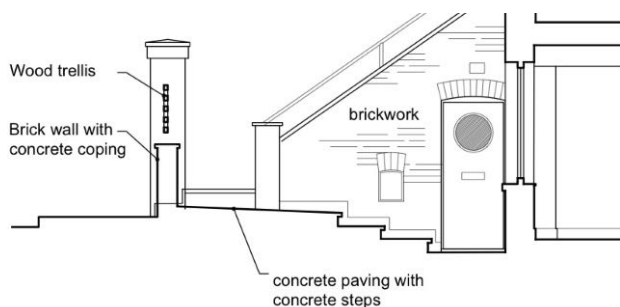
The illustration shows existing properties, (Nos.23, 26 and 27), where a existing secondary separate gate access have been formed for the lower ground floor flats.

Boundary walls are highlighted where railings have already been reinstated on South Villas.

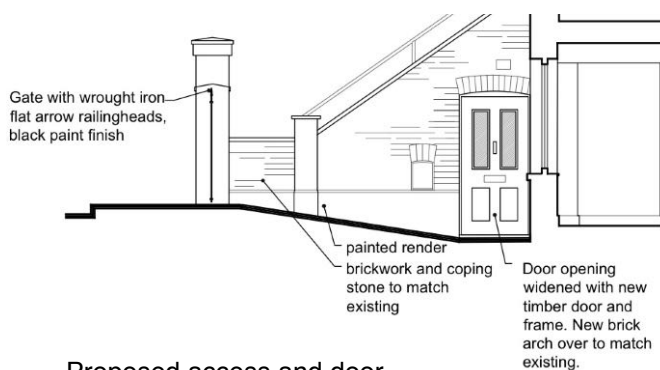
The proposed railings for No.24 are similar to those used at No.7 with a wrought iron flat leaf railing head.



Proposed leaf-type design of wrought iron railing arrow-head. Similar to No.7



Existing access and door.



Proposed access and door.

The existing entrance door is proposed to be widened to improve wheelchair access. The door is to be replaced with a timber panelled door more in keeping with the period of the property.

Summary

A new gated pedestrian access to 24a is proposed with improved wheelchair access to the dwelling and the reinstatement of railings to the boundary wall, together with a new timber panelled front door. The proposals are sympathetic to the existing streetscape and enhance the quality of the garden boundary of No.23. The proposals are shown to be in line with the aims and objectives of the Camden Square Conservation Area Appraisal and Management Strategy 2011.