

## GROVE LODGE

Admiral's Walk,

Hampstead, London, NW3 6 RS

### DESIGN STATEMENT

#### Boundary Railings

This Design Statement has been prepared by design-NA architects following the approval of Ref. 2015/4485/P; 2015/4555/L Planning Application and Listed Building Consent (LBC) for the proposed refurbishment and extension of Grove Lodge, Admiral's Walk, London NW3 6RS. This statement is to support the planning application drawings for new railings to be installed alongside Admiral's walk.

#### 1. Existing Boundary Wall

The existing boundary wall alongside Admiral's walk has been damaged by a mature lime tree and has been defined by the LBC as a dangerous structure. Repair of this boundary wall is already approved as part of the 2015/4485/P & 2015/4555/L.



Fig.1 Existing Southern Boundary Wall alongside Admiral's Walk.



A simple white painted wooden fence has weathered significantly over the seasons. The bulky white painted wooden timbers are visually prominent on the public right of way. This fence is of no architectural importance and is not in keeping with the architectural character of Grove Lodge.



Fig.2 Existing Boundary Fence.



## 2. Proposal

The proposal is to repair the retaining brick boundary wall and install a wrought iron fence in the same style as those on the front of Grove Lodge and Admiral's House (Fig.3). The new metal railings would be in keeping with the existing metal fencing surrounding Terrace Lodge (Fig.4). The proposed black painted metal railings will blend in to the surrounding landscape much more sympathetically than the previous wooden fence (Fig.5).



Fig.3 Existing Railings to the front of Grove Lodge.

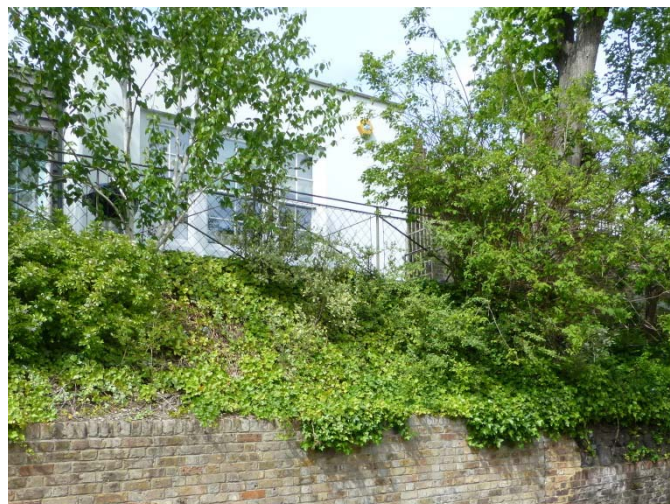


Fig.4 Existing Terrace Lodge boundary fence.



Fig.5 Street level view from Admiral's walk of proposed railings.



Fig.6 Visualisation of approved scheme with proposed railings.

The proposed new fence will rationalise the boundary as shown on the land registry map, pedestrian access and security to the premises. The submitted proposals are considered not to harm the character and appearance of the listed building, nor harm any of the original fabric of the listed building.

The landscaping scheme has been thoughtfully designed to preserve the 'rural' character of the southern boundary of the applicant's site. The railings have been designed with this in mind to preserve the character of the Hampstead conservation area.