

# LYNAS SMITH



**20 Parkhill Rd, London NW3 2YN**

**DESIGN DOCUMENT**

Project Name: Parkhill Rd  
1625\_PHR\_ Work to Front of Building and Garden

Revision: Rev 01  
Date: 16th March 2017

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## 1.1 Executive Summary

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This Design & Access Statement introduces the proposal for repair and maintenance to the front facade and garden. The proposal comprises repaving, replacement of the existing handrail, cleaning and repainting of the facade and the installation of wall lights.

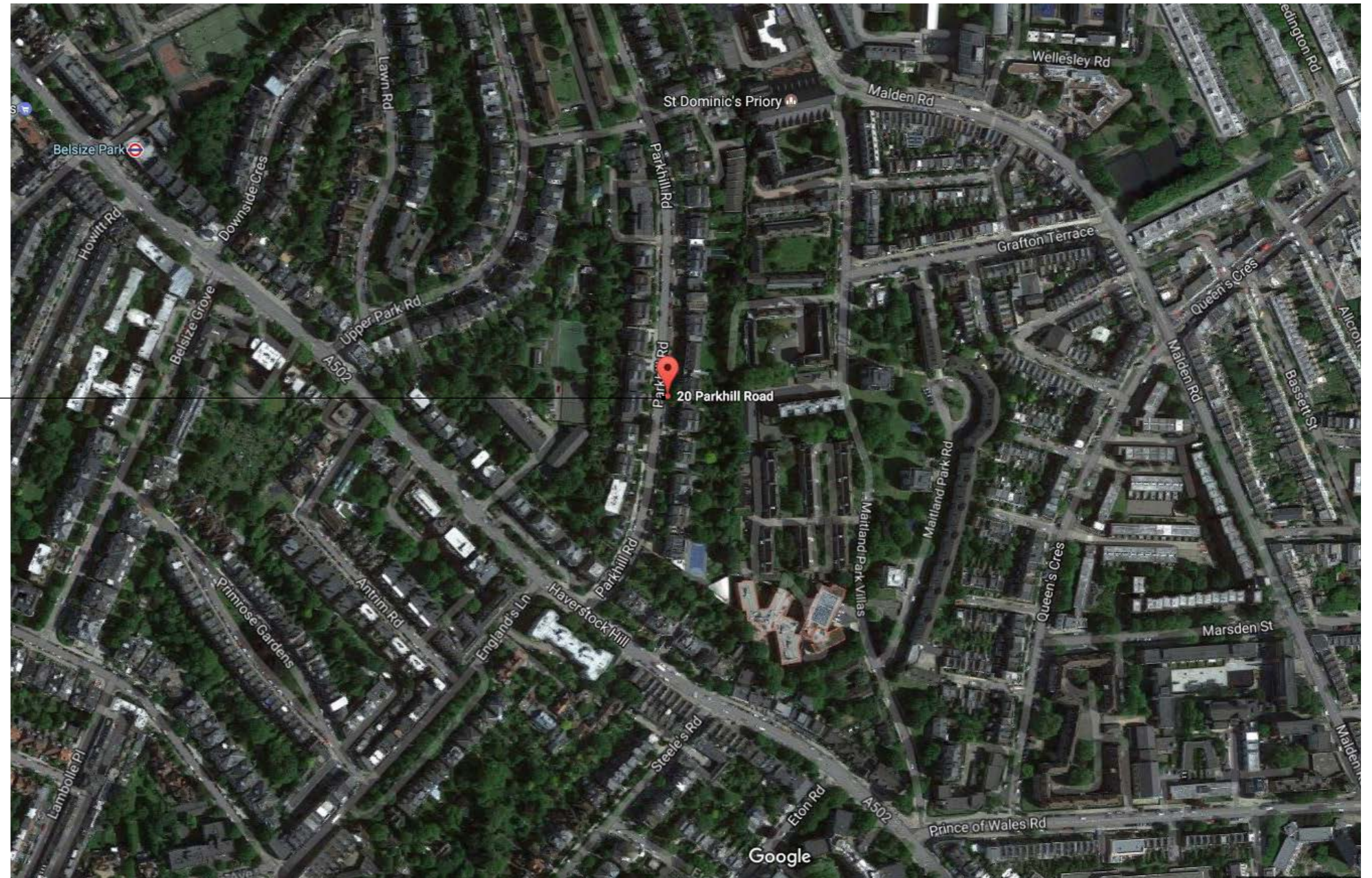


## 2.1 Site Location

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20 Parkhill Rd, London NW3 2YN

Site





The Property is located within Parkhill  
Conservation Area

Aerial View



Site Location



Site Plan 1 to 500





## 2.2 Existing Building on Site

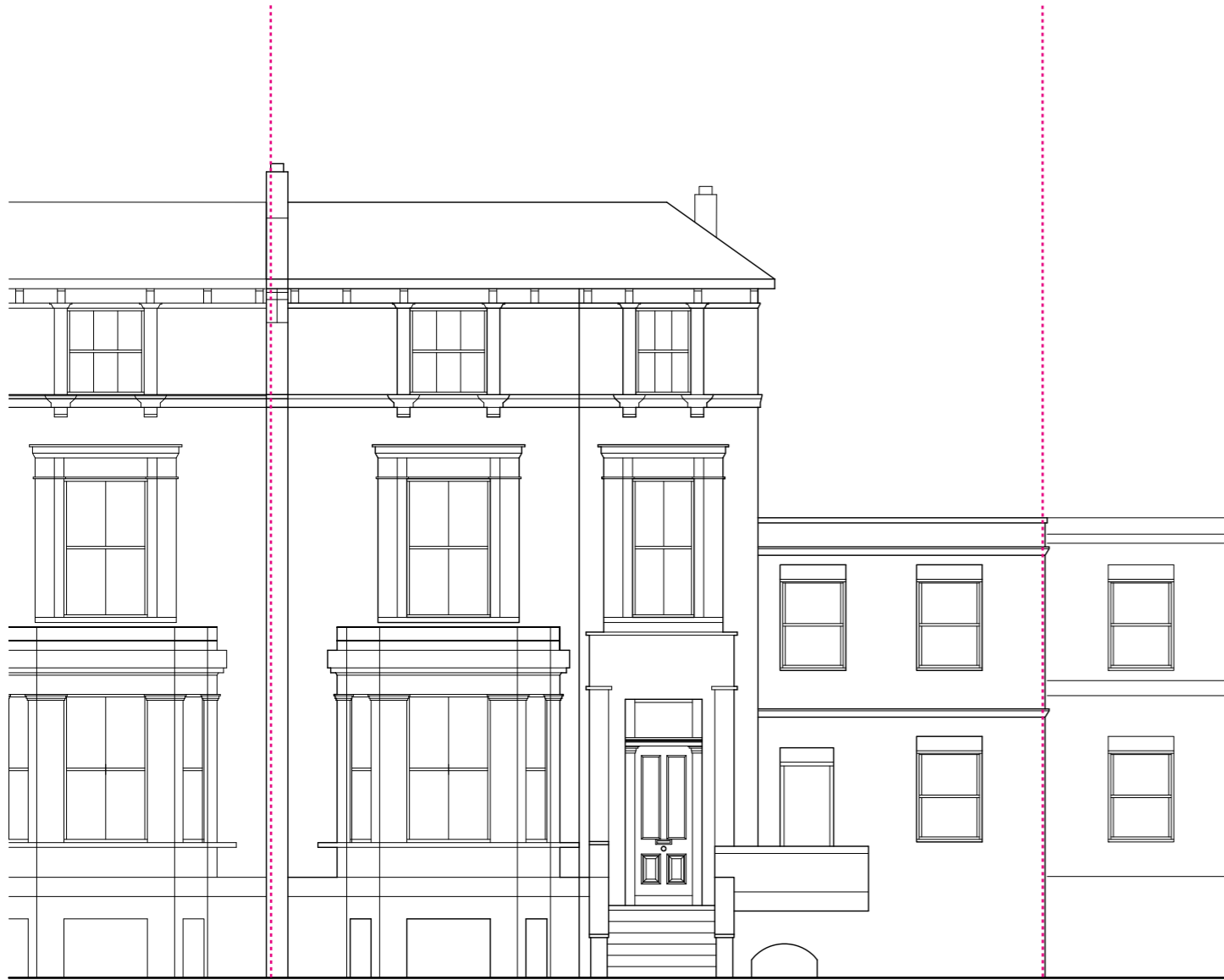
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The main building is arranged with a flat on each floor over lower ground, raised ground, first and second floor. The annex/coach house is a later addition and is a single house over ground and first floor with a lower ground floor store.

The front communal area is poorly landscaped with a mixture of concrete slabs, stone and vegetation. Paintwork to the building is flaking and the brickwork to the buildings and perimeter walls requires cleaning and repair.

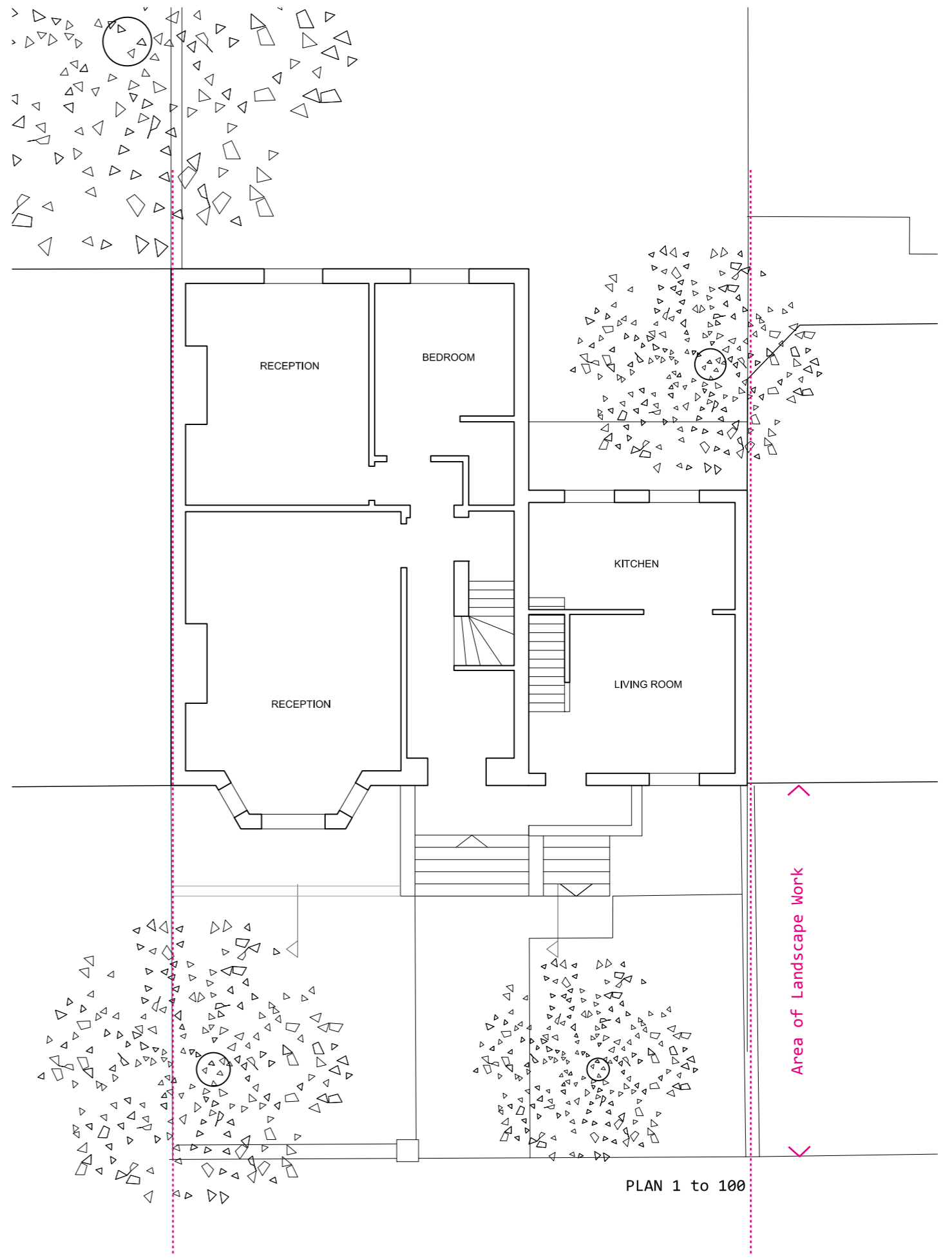






20  
20a

FRONT ELEVATION 1 to 100



Area of Landscape Work

PLAN 1 to 100






## 2.3 Tree Survey

A TCP has been carried out by Indigo Surveys which illustrates the tree survey detail as per BS5837. The tree survey has been commissioned for the whole site and only the 2 trees, T6 and T7, at the front of the house can be related by the works of this application.





As per Arboricultural Consultant suggestion, for the landscape works to the front of site and within the RPAs of T6 and T7, all site levels will be retained. To improve the conditions for tree root growth impermeable hard surfaces will be removed, retain soil levels retained, permeable surface replaced and borders mulched.

( Further information is available in the submitted Tree Survey)

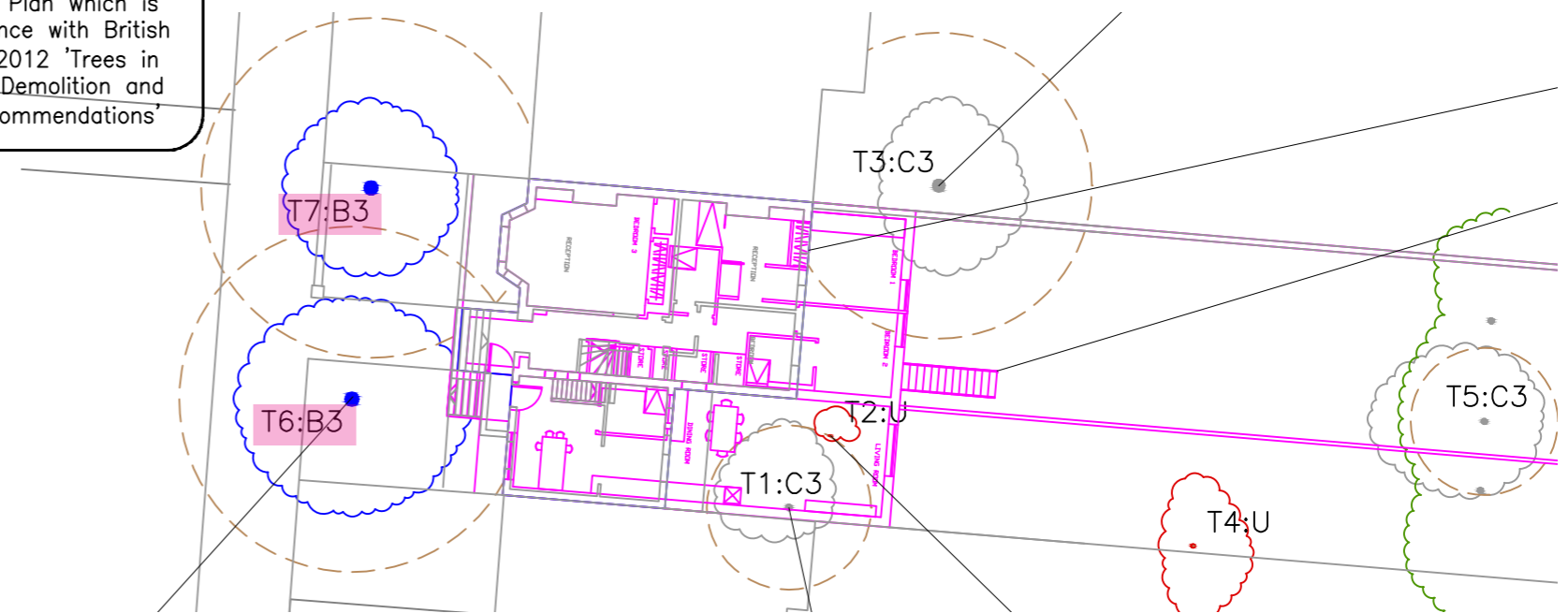
**KEY**

-  Tree Crown Spread
-  Root Protection Area (RPA)
-  Tree Stem
- T1 Tree No.

**Tree Condition Category**

-  A
-  B
-  C
-  U

The surveyed trees are illustrated on this Constraints Plan which is prepared in accordance with British Standard BS5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'



TREE SURVEY IN ACCORDANCE WITH BRITISH STANDARD 5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION & CONSTRUCTION - RECOMMENDATIONS'																
			CLIENT: Union Developments			PROJECT REF: 17081/A1			SITE: 20 Parkhill Road, London, NW3 2YN							
			CONTACT: Ben Pollock			SURVEY DATE: 6 February 2017			ARB CONSULTANT: Andrew Turnbull FDSc MA ArborA							
TREE REF. #	SPECIES	AGE	HEIGHT (in m)	CANOPY (in m)				STEM (in mm)	RPA (in m)	CLEARANCE (in m)	1st BRANCH (in m)	VITALITY	LIFE EXPEC.	NOTES	BS CAT.	MANAGEMENT
				N	S	E	W									
T1	Holly; Ilex, Aquifoliaceae	SM / M	11	3	1	1.5	2.5	241	2.9	0.5	3 +	Fair	10 - 20	3x stems (110mm, 130mm and 170mm), multiple stem base, < 0.5m from boundary wall, scrubby form.	C 3	
T2	Holly; Ilex, Aquifoliaceae	Y / SM	9	1	0	1	0.5	90	n / a	2	/	Poor	< 10	Included co-dominant union at 0.5m.	U	Removal recommended due to unsuitable location and poor structure.
T3	Cypress; Cupressus, Cupressaceae	M	12	3	3	3	2	450 *	5.4	1.5	2.5m - S.East	Fair	20 - 40	Offsite tree, < 1m from boundary retaining wall, topped crown.	C 3	Site investigations to confirm boundary wall foundation depth and presence / absence of roots from T3 on to site.
T4	Ash; Fraxinus, Oleaceae	SM	12	2.5	2.5	2	1	170	n / a	7 +	/	Poor	< 10	Self set next to wall, dieback and decline.	U	Fell and poison stump.
T5	Sycamore; Acer, Aceraceae	SM	12	2.5	2.5	2	4	220	2.6	2	4m - East	Fair	10 - 20	Notable growth lean from base, fair form and canopy spread.	C 3	
T6	Lime; Tilia, Tiliaceae	M	20 +	3.5	4	4	4	510	6.1	2	4m - N.West	Normal	40 +	Fronting the property, at the path edge, epicormic basal growth (managed), canopy overhang of road and parking area, deadwood and crossers, lowest lateral over site encroaches the property.	B 3	Reduce lowest lateral over the site by 2m, and crown clean (remove large deadwood and crossing branches).
T7	Lime; Tilia, Tiliaceae	M	15	3	3	3	3	500 *	6.0	2	6m +	Fair	20 - 40	Fronting the property, very close to the front boundary wall, Ivy covered stem, major deadwood over the path, possible included co-dominant union at 2m (obscured by Ivy), maintained by crown reduction.	B 3	Sever Ivy, crown clean (removed deadwood and crossing branches), reinspect union, monitor tree's condition, monitor wall's condition.

## 3.1 Outline Specification

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### EXTERNAL BUILDING WORKS

#### Existing brick façade and stonework

- Cleaning of the existing brick façade.
- Prepare all render/ stonework features and surrounds for painting and paint with 2no. coats Dulux Weathershield Smooth masonry paint – colour to be compliant with Camden Guidance on Conservation renovation.

#### Façade soffits, bargeboards and external timberwork generally

- Prepare all timberwork for painting and paint with 2no. coats Dulux Weathershield Exterior Gloss paint – colour tbc.

#### Metalwork

- Supply and install new handrails to both sides of existing external staircase.
- Prepare and paint metalwork to bay window with 2no. coats Dulux Weathershield exterior gloss paint, colour – black.

#### Window Refurbishment

- All existing windows are to be prepared and repainted.
- Replace ‘lead’ roof to bay window with suitable lead free conservation area approved material.

#### Front Communal Door and glazed side screens

- All existing windows are to be prepared and repainted.

#### General Façade Works

- Replace/ repair black metal downpipe from bay window roof.
- Supply and install new natural stone capping to stair and landing to main entrance.
- Front garden brick wall to be cleaned as front facade
- The front of the property is to be re-landscaped, in line with the below specification.

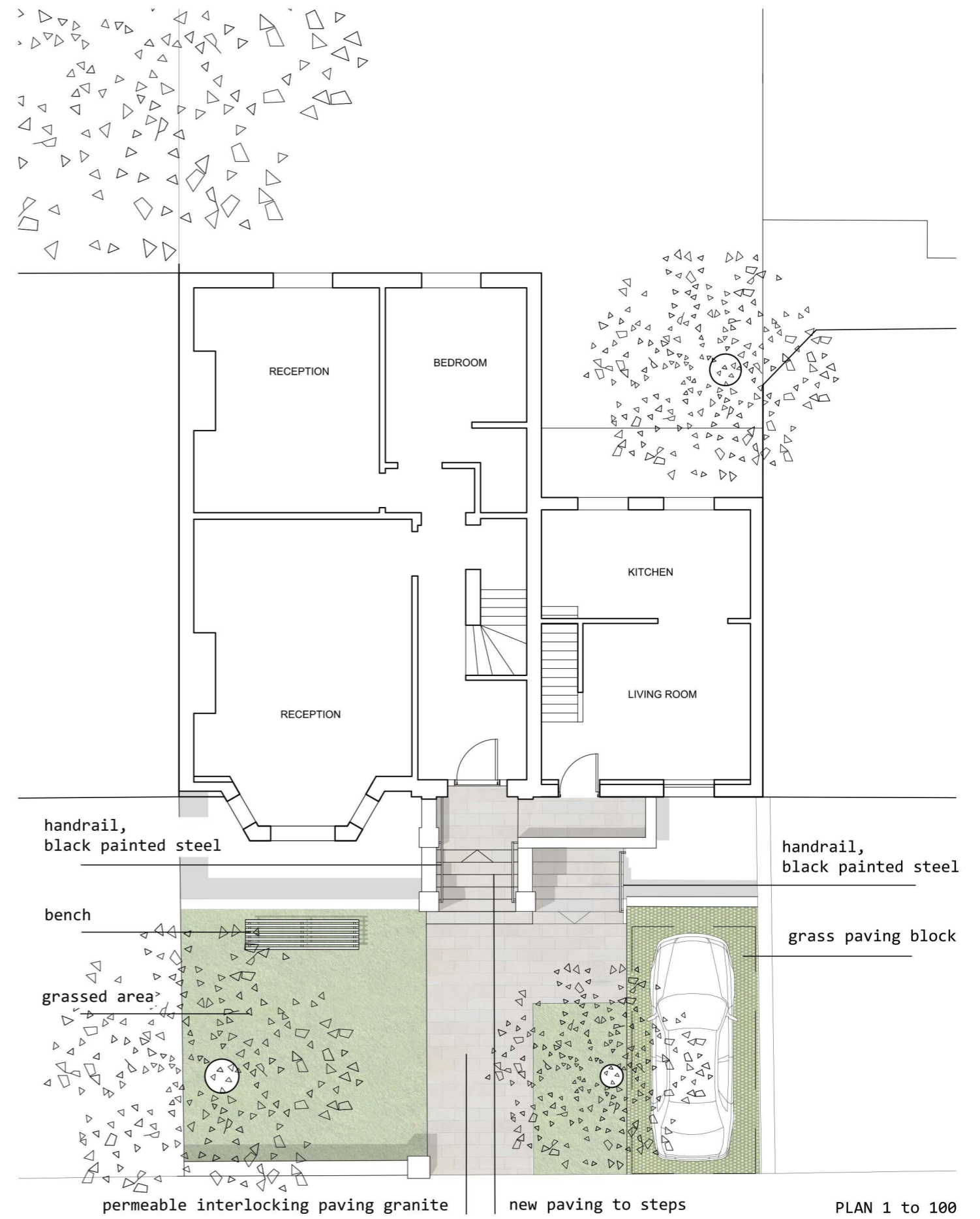
### LANDSCAPING

- Break up and cart away all concrete slabs to garden area.
- Supply and lay paving and driveway, permeable interlocking granite paving to driveway and pavement area.
- Supply and install an external bin store as designed.
- Supply and install a seating bench as designed.

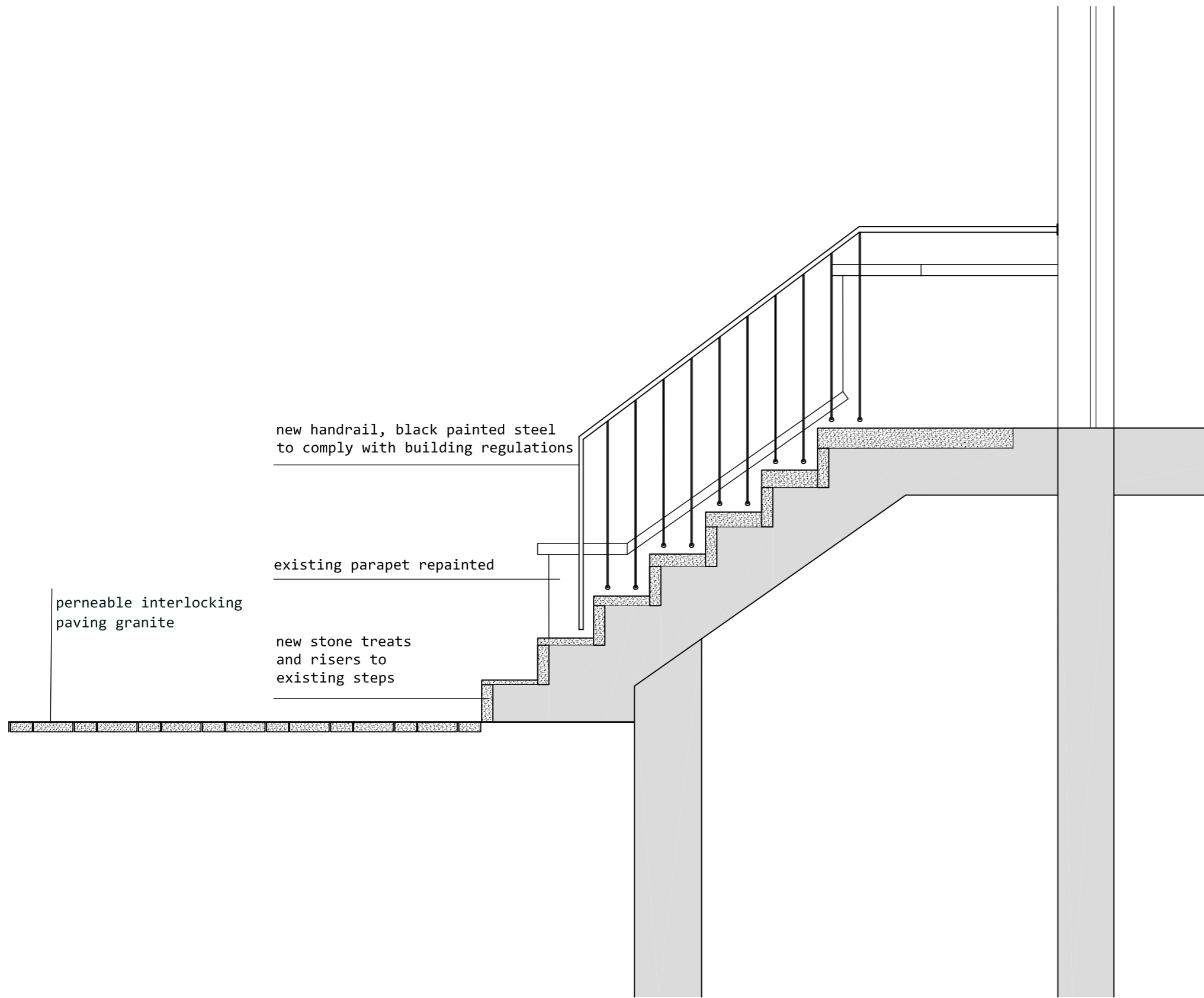




FRONT ELEVATION 1 to 100



PLAN 1 to 100

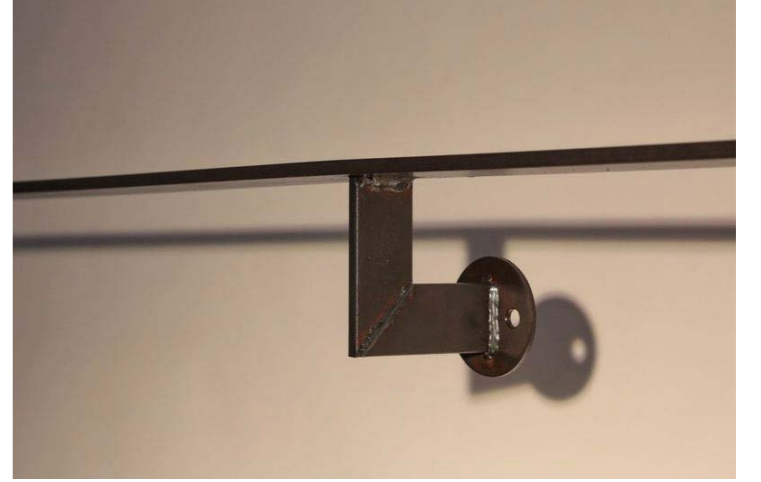


Detail Section Stairs 1 to 20

permeable interlocking paving



handrail, black painted steel



stone treads and risers



grass paving blocks





