Planning Application Reference: PP-06512377

Design and Access Statement
Proposed Replacement of Existing Boundary Fence

80-90 South Hill Park
London
NW3 2SN

1.0 Introduction

This Design and Access Statement accompanies the application for Planning and Listed Building Consent for the proposed (partial) demolition and replacement of an existing timber fence with metal railings.

The existing fence sits on the boundary between the private communal garden to the rear of 80-90 South Hill Park and Hampstead Heath at the North East corner of Pond No. 1. (Refer to Fig 1.)

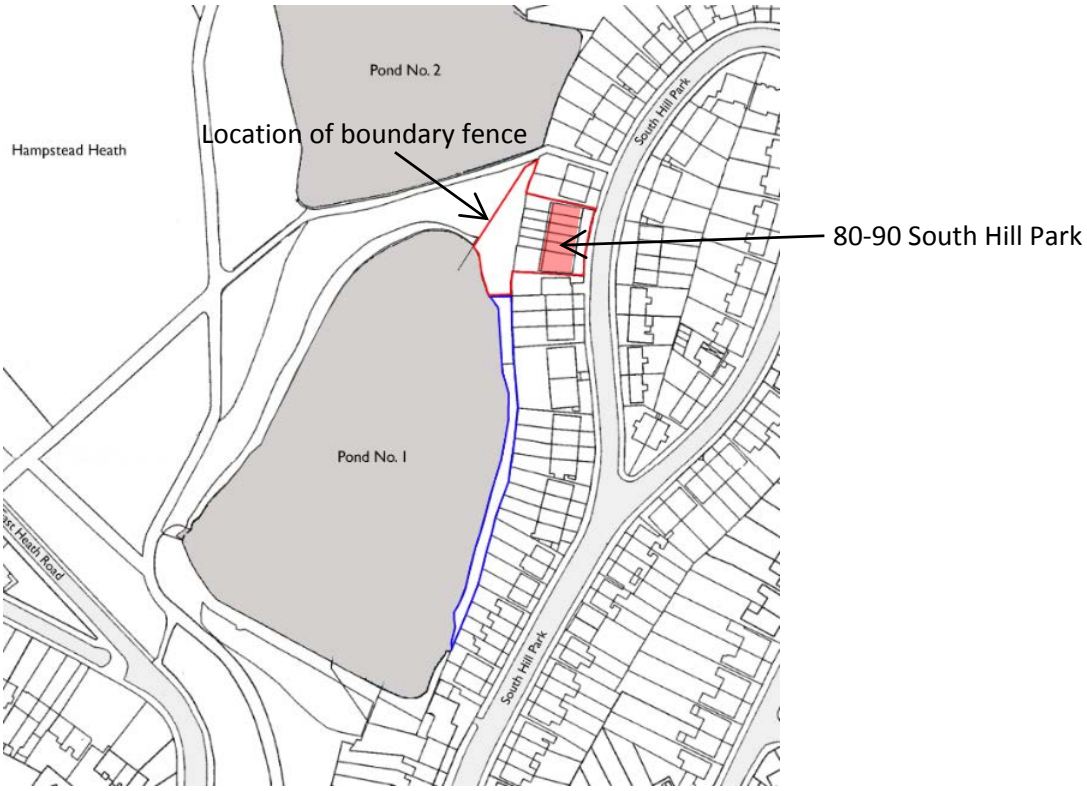


Fig. 1: Location plan

80-90 South Hill Park is a terrace of six houses built in 1956 to designs by Bill and Gill Howell and Stan Amis, who later went on to form the practice Howell Killick Partridge & Amis. The terrace was awarded Grade II listed status in 2015.

This application is made on behalf of the Orchard Trust, an entity which exists to represent the interest of the owners of 80-90 South Hill Park in the communal garden which sits at the rear of the six properties (Refer to red outline in Fig. 1). The Orchard Trust is therefore the formal owner of the communal garden. It is also the owner of a strip of land which continues southwards from the end of the communal garden separating the gardens of the properties running down South Hill Park from Pond No. 1 (Refer to blue outline in Fig. 1).

2.0 The existing fence

The existing fence, though a single continuous run, is made up of two sections. The first section of the fence, at the northern end of the site, encloses what used to be the site of an electricity sub-station, but which is now part of the communal garden and in the ownership of the Orchard Trust. The fence's construction is that of a conventional close-boarded timber fence, approximately 2.4m high, and includes a double-leaf gate giving access between the Heath and the private communal garden.

This section of fence is relatively recently installed, is in reasonable condition and will be retained (Refer to Fig. 2).

Fig. 2: Extent of fence to be retained

The second section of fence, running south from the former site of the substation down to the pond, is also a conventional close-boarded timber fence, approximately 2.4m high, set to a rake to follow the ground level as it slopes down from the north to the south, where it meets the pond and, in fact, projects across the pond itself by several metres. A square open trellis, approximately 600mm high, is fixed to the top of the close-boarded fence along the majority of its length to act as a deterrent to intruders.

Fig. 3: Fence to be replaced

This section of fence is thought to have been installed about 25-30 years ago. It is in a generally poor state of repair, with various posts having decayed to the extent that the fence is at risk of falling over in various places. This section of fence has also, in the recent past, been heavily overgrown by planting on the Heath side which has contributed to its current poor state of repair (Refer to Fig. 3).

It is proposed that this entire section of fence be taken down and replaced as illustrated on the drawing below.

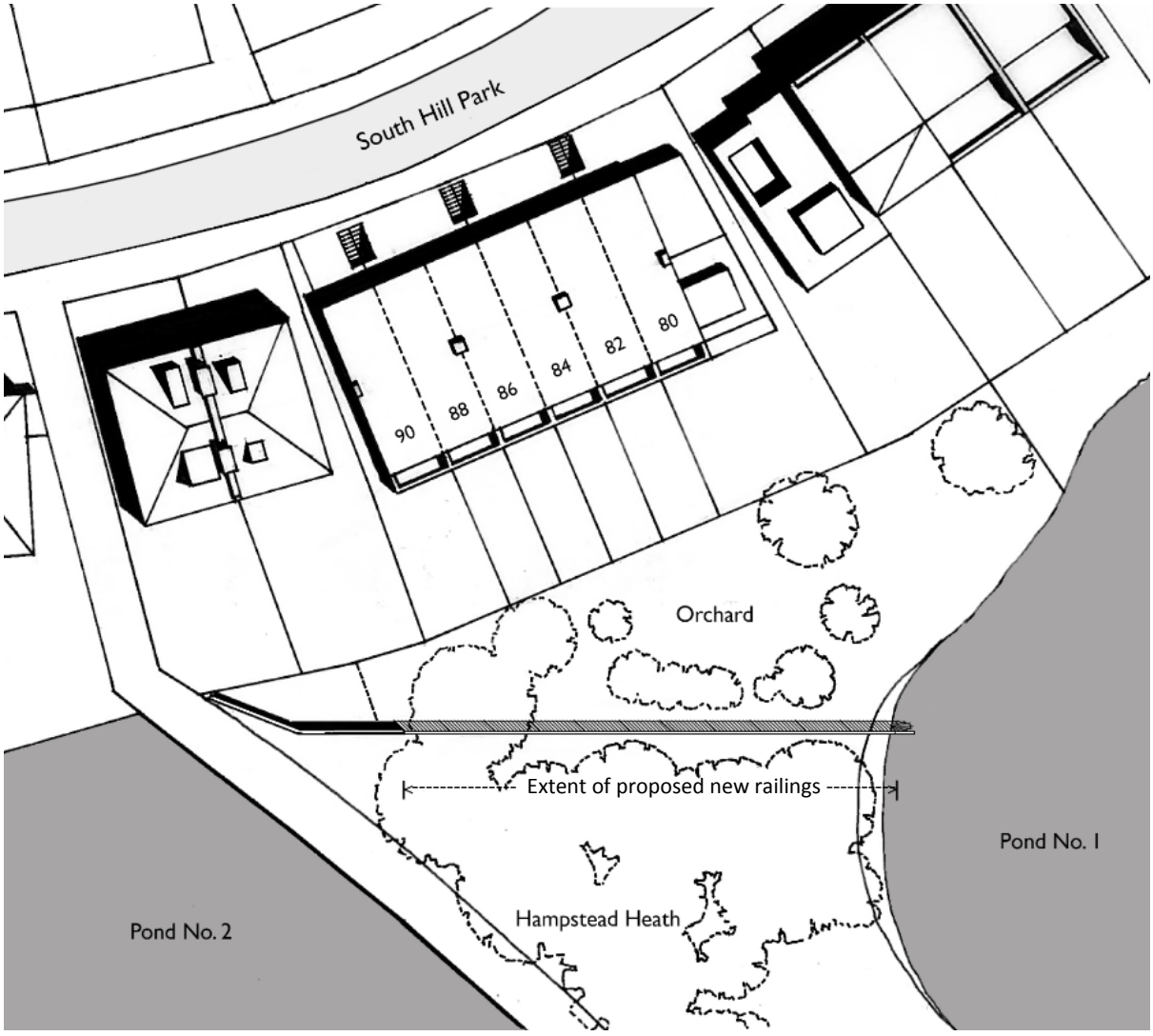


Fig. 4: Site plan indicating proposed extent of new railings

3.0 The proposed replacement fence

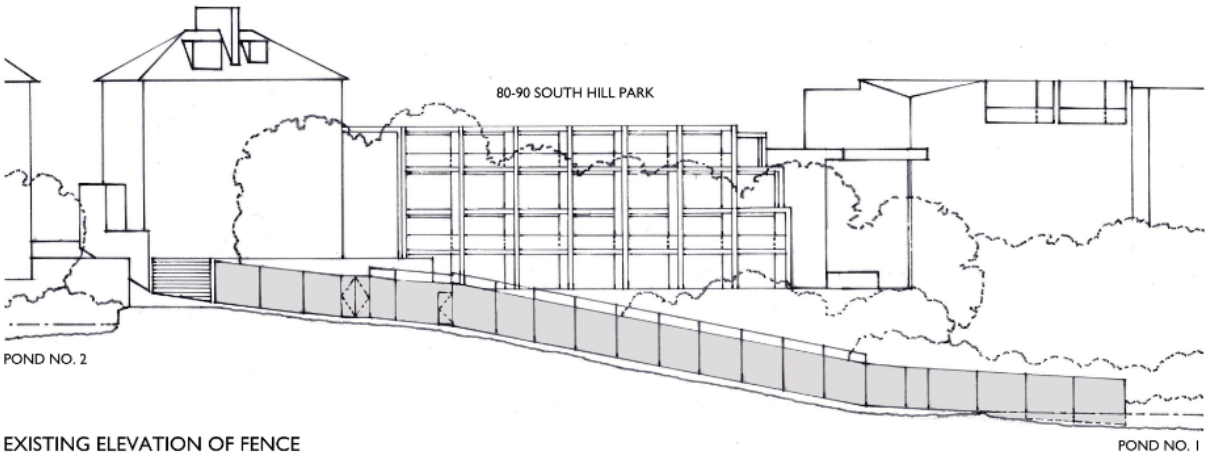
Instead of replacing the existing fence with a new timber fence of like-for-like construction it is proposed to replace it with a steel post and railing design which closely matches the many examples in existence around Hampstead Heath, including around the perimeter of Kenwood House. (Refer to Fig. 5)

Apart from the suitability of this form of construction to the Heath, based on historical examples, the benefit of a modern steel railing construction is that it will be very much more robust and durable than a timber fence and so retain its looks and its functionality over a much longer period while requiring a minimum of maintenance.

Fig. 5: Examples of similar metal railings on Hampstead Heath

This approach to replacing the boundary fence was presented by the applicants to the Superintendent of Hampstead Heath as well as the Hampstead Heath Consultative Committee at a meeting on 5th November 2016 and no objections were raised to the principles presented.

Instead of extending the metal railings across the pond, as the existing timber fence does, the proposal is to end the railings at the point where the bank meets the pond. A semi-circular metal fantail will then cantilever across the pond to prevent intruders from making their way into the private garden. As a result the new railings will not project over the pond as much as the current timber fence and so will be less visually intrusive. (Refer to Fig. 6)



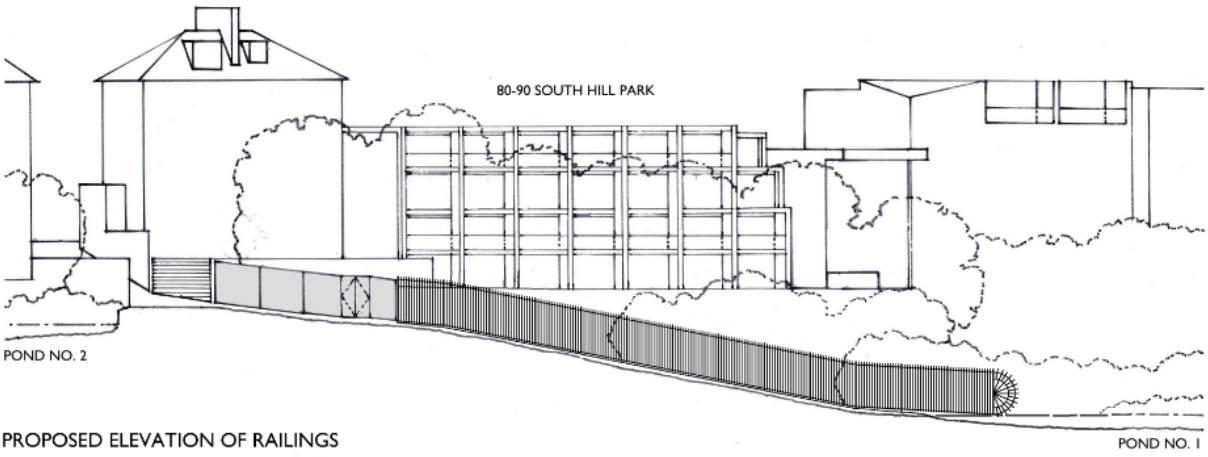


Fig. 6: Existing and proposed elevations

The proposed railings would have steel I-sections acting as the posts, set at 2.75 m centres, with 22mm diameter circular steel rods at approximately 120mm centres spaced equally between the posts. The rods would span between top and bottom steel rails (raked according to the ground level locally) and would protrude approximately 150mm above the top rail, to create a spiked top to the railing and so act as a deterrent to potential intruders.

A pair of steel angles would act as stays to each post, bracing the posts, and sited on the owners' side of the fence (refer to Fig. 7)

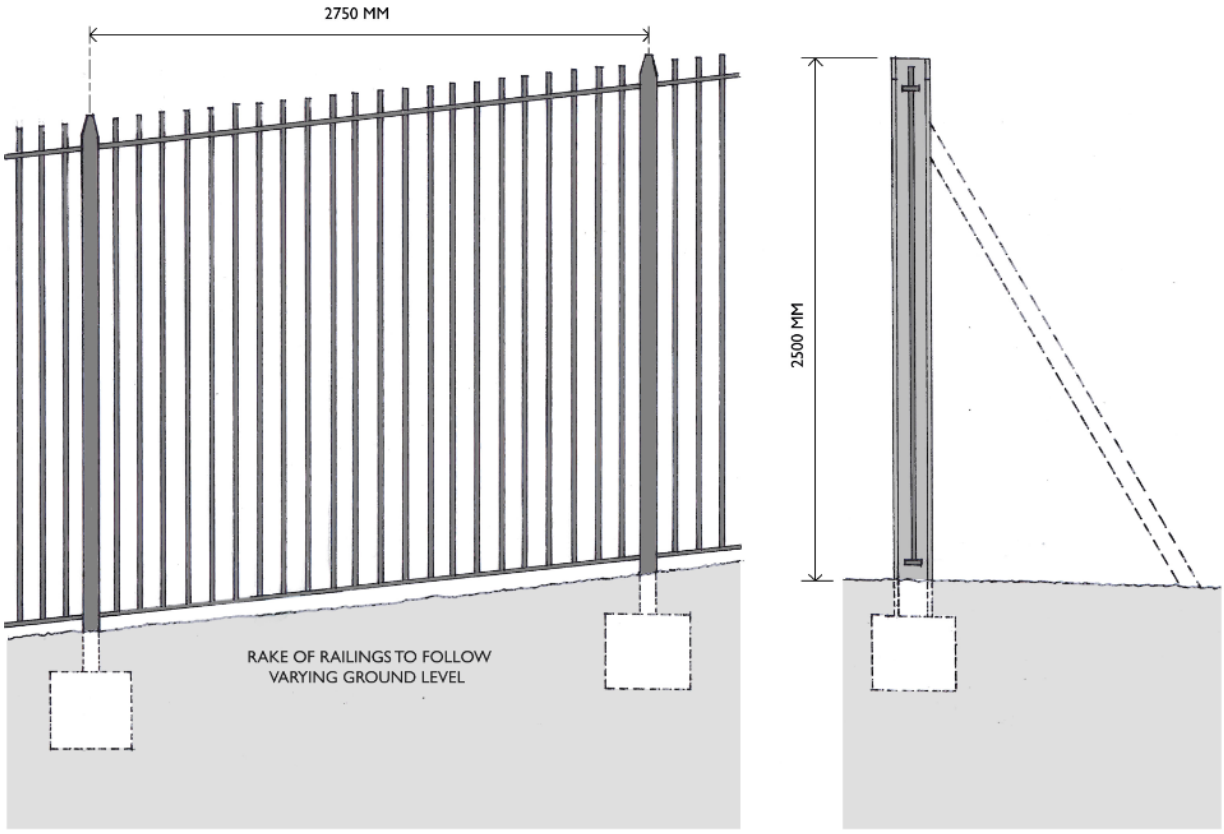


Fig. 7: Typical bay elevation and section of proposed railings (not to scale)

It is proposed that the new steel railings will be heavy duty galvanised and polyester powder-coated in RAL 6008, a dark brown/green, considered appropriate given the railings' location in the midst of substantial planting.