

DESIGN STATEMENT

Bossiney
Gayton Road
Hampstead, London
NW3 1TX

Prepared by: B2 Surveyors Ltd
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The contents of this report must remain confidential and circulated only to parties requiring sight of this document in relation to the proposed planning application.

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1. INTRODUCTION

1.1. This Design Statement is made in support of an retrospective application to regularise the planning position for the remodelled property known as 'Bossiney', formerly Vine Cottage, Gayton Road, NW3.

1.2. The Property was rebuilt and extended under Planning Permission reference 2009/1622/P dated 08/12/2009 in a contemporary style respectful of the conservation area.

1.3. Condition 2 of the previous permission required approval of the design detail of the green screen installed to the front boundary. The green fence was constructed and this implemented through the installation of a small brick wall and shrubbery clad timber fence sited on top of the brickwork, however the condition was not discharged.

1.4. After living in the property the current owners were forced to install a more secure structure and replaced the timber fence and shrubbery clad panel with a copper hammered steel fence and entrance door.

1.5. The installation of a more secure boundary was required to combat continual littering of the hedge and regular interruption of the quiet enjoyment of the property by passers-by stopping and staring into the lightwell and through the window of bedroom 1.

2. DESIGN CONSIDERATIONS

- 2.1. Careful consideration was given to the proposed new fence which is evident in the final design that was selected and subsequently installed. The coppered hammered 'distressed steam punk' effect is not out of place or visually out of place in the locality.
- 2.2. The fence is a bespoke fence panel made for the property and this matches the newly finished entrance. This has created an interesting feature entrance and boundary treatment that compliments the current property.
- 2.3. The design approach has built upon the previous design and attempts to blend contemporary design within a conservation area.
- 2.4. The use of a coppered hammered steel fence was selected for a number of reasons that included the unique design nature of the material but also through the similarity of a greenish/brownish copper finish to the previous green screen that was replaced.

3. PHOTOGRAPHS

3.1. Previous (Approved 2009/1622/P)



3.2. Proposed (Current Installation)



The black steel door and panel has been worked on to give a copper hammered finish.

The green fence has been replaced by steel panel finished to match the door, with a distressed hammered copper effect.