

DESIGN AND ACCESS STATEMENT

A1.1 The design principles of the proposal will now be assessed in line with Government guidance contained in 'Guidance on Information Requirements and Validation (2010)'.

Use

A1.2 This application is associated with the residential use of the property.

Amount and Layout

A1.3 The works for which listed building consent is now sought are detailed in the Cover Letter and relate to alterations to the north wall and gate.

Scale and Appearance

A1.4 The 2014 application established that the access gate to the rear garden would be replaced. The proposals seek to change the design of the garden gate, slightly lower the gate pillars than the consented height, and introduce a trellis on the garden wall to screen the existing trellis set behind the brick boundary wall. The works are modest in scale.

A1.5 The principal considerations are whether these changes will continue to preserve the character and appearance of the Hampstead Conservation Area (CA), and the special interest of the listing building (the gate will be connected to the building).

A1.6 Dealing with the first point, the CA includes a range of gate types particularly in Sub Area 4. For example, No. 2 Upper Terrace includes a round headed gate with metal backing; No. 5 Upper Terrace has a very modern, slatted gate; while No. 1 Upper Terrace has a round headed plank gate within the garden wall facing onto Windmill Hill. The CA clearly has a rich variety of forms of gate, ranging from contemporary to traditional in style. The proposed gate, which will be constructed in timber, will be viewed within that context.

A1.7 The addition of the trellis will help occlude the majority of the existing trellis above the brick wall, and in turn improve the appearance of the elevation.

Appearance

A1.8 The design complements the general character of the listed building.

Access

A1.9 There are no access implications arising from these proposals.