

**DESIGN AND ACCESS STATEMENT
& HERITAGE STATEMENT**

In respect of

Pathways Replacement

at

**Netherhall Mansions
30-32 Netherhall Gardens
London NW3**

Prepared on behalf of

Netherhall Mansions Residents Limited
c/o PM-UK
The Base
Dartford Business Park
Victoria Road
Dartford
Kent DA1 5FS

Ref: JD/CL/10.962
Date: June 2018

Contents

- 1.0 Introduction**
- 2.0 The Property**
- 3.0 Design Principles**
- 4.0 Intended Use**
- 5.0 Layout and Scale of the Proposed Development**
- 6.0 Landscaping**
- 7.0 Proposed Materials and Local Context**
- 8.0 Access and Impact**
- 9.0 Heritage Statement**
- 10.0 Summary**

Appendix A – Existing Photographs

1.0 Introduction

- 1.1 The application in which this design and access statement forms part of is for a material replacement of the existing two Tarmacadam pathways with dark Indian Sandstone paving. The pathways serve the two entrances to Netherhall Mansions (30-32 Netherhall Gardens).
- 1.2 This design and access statement has been prepared by Murray Birrell on behalf of Netherhall Mansions Residents Limited in accordance with guidance provided by Camden Council.

2.0 The Property

- 2.1 Netherhall Mansions comprises two neighbouring late Victorian residential properties (c.1880s) which have been converted to create 14 residential flats.
- 2.2 The two existing pathways serving the main entrance to each property comprise red Tarmacadam and extend from the public highway to the main entrance steps and are abutted by low level masonry walls on either side.

3.0 Design Principles

- 3.1 Netherhall Mansions Residents Limited wish to replace the existing Tarmacadam pathways as they have reached the end of their useful life (both practically and aesthetically) and are in a dilapidated condition. The intention is to replace the existing coverings with a material which will provide an aesthetic and practical improvement to the approach to the properties.
- 3.2 It is considered that replacement with dark Indian Sandstone paving is sympathetic to the appearance of both Netherhall Mansions and the existing Netherhall Gardens street scene. The replacement material will allow a robust, long-term and low maintenance solution to Netherhall Mansions Residents Limited's design requirements.

4.0 Intended Use

- 4.1 The works are limited to the material replacement of the existing pathways covering and their use will remain as footpaths that serve as access to the properties' main entrances.

5.0 Layout and Scale of the Proposed Development

- 5.1 The proposal is limited to the material replacement of the existing pathways. Layout will, therefore, remain as existing which allows users of the buildings to access Netherhall Mansions from the public highway. No dimensional alterations are being undertaken to the pathways and existing drainage provisions will be utilised.

6.0 Landscaping

- 6.1 It is not intended to alter the existing landscaping which is considered sufficient and appropriate. It is not anticipated that the replacement pathways should interfere with the existing landscaping.

7.0 Proposed Materials and Local Context

- 7.1 The existing red Tarmacadam surface will be replaced with dark Indian Sandstone paving laid in stretcher bond in order to achieve a suitable finish which befits the properties.

- 7.2 The choice of material follows an examination of existing finishes to the pathways serving various properties along Netherhall Gardens. The examination identified a range of pathway materials and it was concluded that dark Indian Sandstone would be a sympathetic material which would improve the image of Netherhall Mansions whilst being a suitable material for the existing street scene.

8.0 Access and Impact

- 8.1 The proposal concerns a material replacement only and does not intend to alter the existing means of access to and from Netherhall Mansions. Nor will the proposal will have a change in interaction with the public highway.

9.0 Heritage Statement

- 9.1 The site is located in the Fitzjohn and Netherhall Conservation Area. It is considered that the removal of a worn Tarmacadam pathway (which provides no aesthetic or historical value to the area) and replacement with dark Indian Sandstone paving will complement the striking brick and terracotta facades synonymous with the area. It is acknowledged that the '*Conservation Area Statement - Fitzjohns/Netherhall*' notes that that the inclusion of forecourt parking elsewhere in Netherhall Gardens detracts from the area's character. As such, removal of the existing Tarmacadam should assist in reducing the harsh image created by unsightly forecourts.

- 9.2 It is anticipated that replacement with dark Indian Sandstone will provide an aesthetic improvement which compliments the character of the area. The choice of material has been intended to compliment the 'over-riding sense of a quiet leafy suburb' the Conservation Area is known for (*Conservation Area Statement – Fitzjohns/Netherhall (2001)*).

10.0 Summary

- 10.1 The material replacement of the existing pathways has been carefully considered and it is intended that the replacement with dark Indian Sandstone will be sympathetic to both the existing properties which comprise Netherhall Mansions and the surrounding street scene and conservation area.
- 10.2 The replacement has been designed to have no further physical impact than that of the existing Tarmacadam pathways.
- 10.3 As a material replacement only, the existing landscaping, buildings and relationship with the adjoining public highway will not be altered and, therefore, impact is negligible.

Appendix A
Existing Photographs



Photo 1 – Existing pathway serving Flats 1, 3-6



Photo 2 – Existing pathway serving Flats 7-14



Photo 3 – Existing pathway serving Flats 7-14 (looking onto public highway)