

DESIGN & ACCESS STATEMENT  
For 1 Prince Albert Road NW1 7SN

G W Warren  
77 Broomgrove Gardens  
Edgware  
HA8 5RJ

## **OVERVIEW OF PROPOSAL**

Number 1 Prince Albert Road, is a member in a row of white painted Stucco grade ii listed detached Villas in the Primrose Hill Conservation Area, set back from the road behind London Stock brick boundary walls. The South West boundary wall has two 1.7m high timber gates, one for vehicular access and the other for foot access for entry into the property, along with a number of brick piers that are topped with concrete copings. The boundary wall height along Prince Albert road is approximately 1700 and 1500 along Gloucester Gate (1500 is due to the pavement being higher on Gloucester Gate). The boundary walls have a number of movement cracks which will need to be repaired by stitching in new bricks to replace cracked ones.

The boundary wall of the adjacent public school on the South East, (Gloucester Gate) is approximately 3.1m high while the adjacent boundary wall of 1 Prince Albert Road is 1.5m high. Due to the low height of the boundary wall (being only 1.5m above pavement level) the public has a clear view into the garden area thereby creating a lack of privacy and security issues for the owners.

## **THE PROPOSAL**

For security and privacy it is proposed to raise the South East boundary wall height adjacent to the public school by 715mm. This proposed new section of wall to match existing London Stock Brick finished off with brick on edge as existing.

To the top of the existing boundary wall along Prince Albert road it is proposed to install black painted 3 dimensional metal spears railings (Gates Railings Direct type GRD4). Top of new railings to be at new notional height line of raised boundary wall along Gloucester Gate. This will leave the perceived sightline level of the existing brick boundary wall along Prince Albert road intact. The existing brick piers are to be raised to the same height of new railings (see drawing 04).

The existing timber vehicular access gate is to be replaced with new automatic sliding black painted metal gate. The existing foot entry gate to be replaced with metal gate to match design of vehicular access gate.

All new materials used are to match existing materials as close as reasonably possible.