

Property and location

The subject property is a Victorian terraced dwelling house located within the Hampstead conservation area.

Proposed works

The works to the front garden involve:

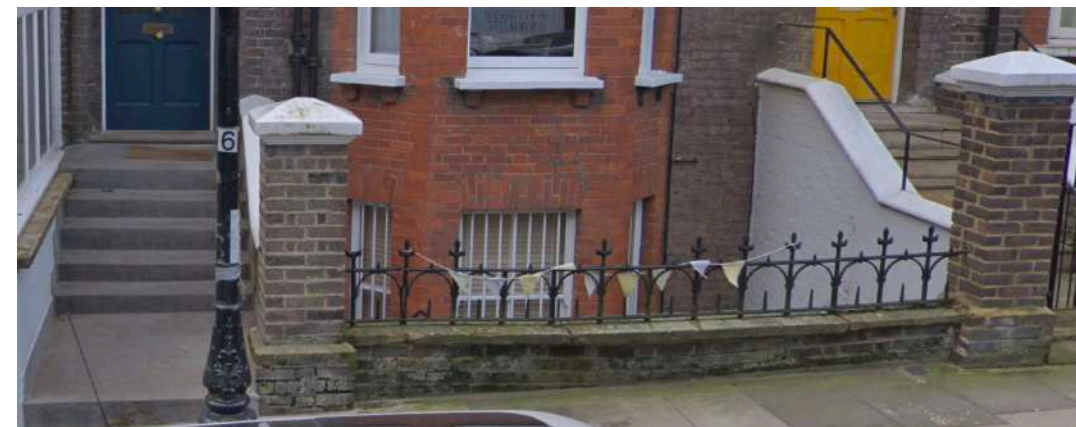
1. Restoration of dilapidated front metal railings.
2. Installation of a new front gate.
3. Installation of gated bin area to be accessed at street level.
4. Restoration work to the existing exterior walls.
5. Brick arch to be reinstated under main front stair.
6. Refurbishment of front porch roof.

Proposed waste storage area

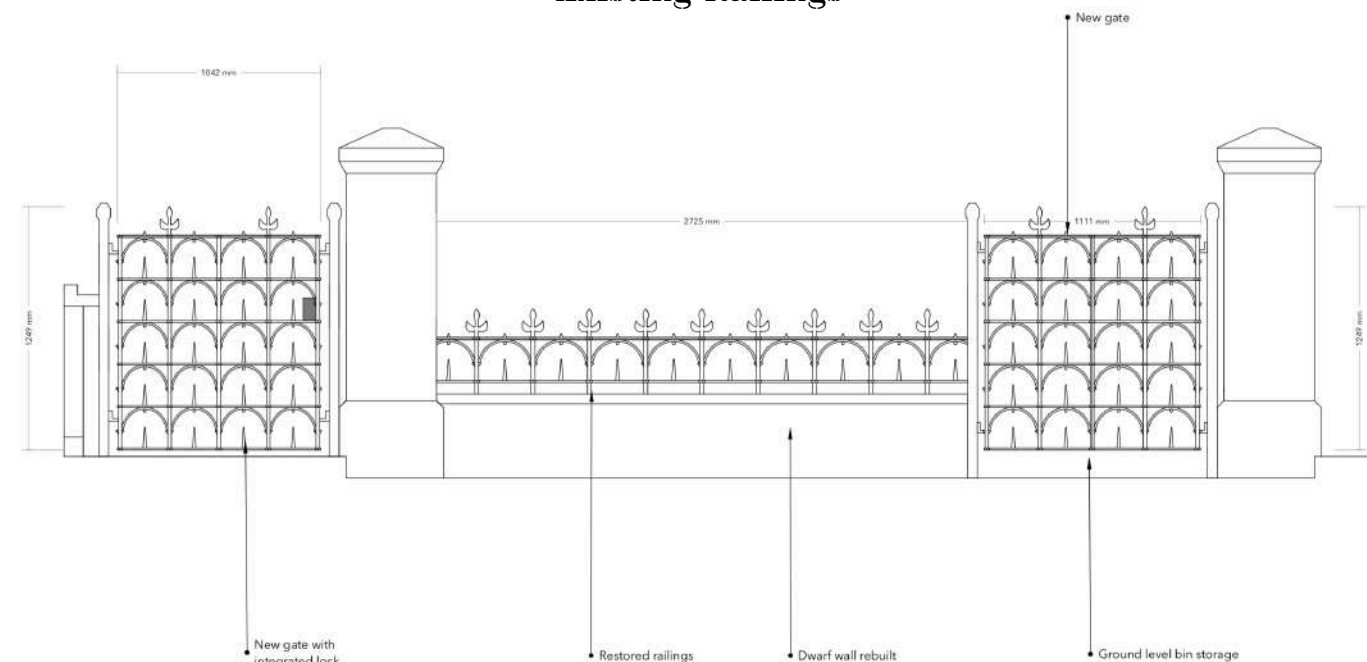
- To be designed specifically for the storage of waste and recyclables, providing adequate space for containers.
- To be accessible to all users and collectors via a gate from street level.
- Intended to minimise nuisance and risk to safety for the occupiers as they will no longer have to carry bins up and down the stair from the lower ground level.
- To be sensitively located behind the metal railings in a gated area for discretion.

Proposed materials and finishes

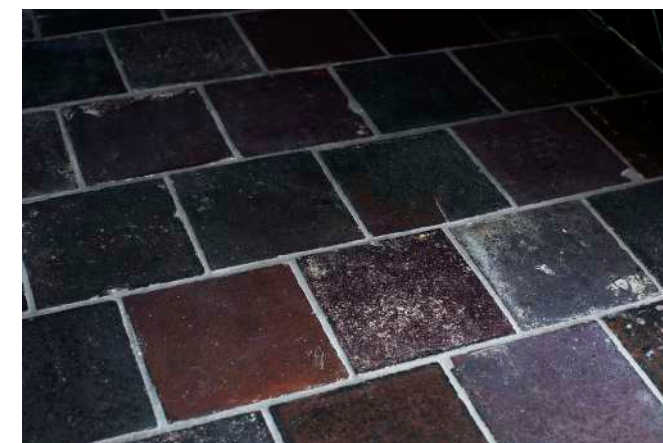
- Dwarf wall at front boundary to be rebuilt using reclaimed bricks. Stone mason to fit with a York stone coping.
- Retaining wall of lower stair to be rebuilt using reclaimed bricks. Stone mason to fit with a York stone coping.
- Retaining wall of upper stair and party wall to have paint removed and stripped back to brick.
- New platform for bin storage to be paved in York stone.
- New retaining wall for bin storage to be built using reclaimed bricks.
- New brick arch over lower ground front door to be built using reclaimed bricks.
- All reclaimed bricks to match existing brick stock.
- Lower ground floor to be tiled in reclaimed black quarry tiles.
- Stone mason to finish all stairs in York stone.
- Metal worker to restore metal railings to their original style. Railings to be painted black.
- Front porch roof to be refurbished by a carpenter and broken clay tiles to be replaced with reclaimed tiles to match the existing.



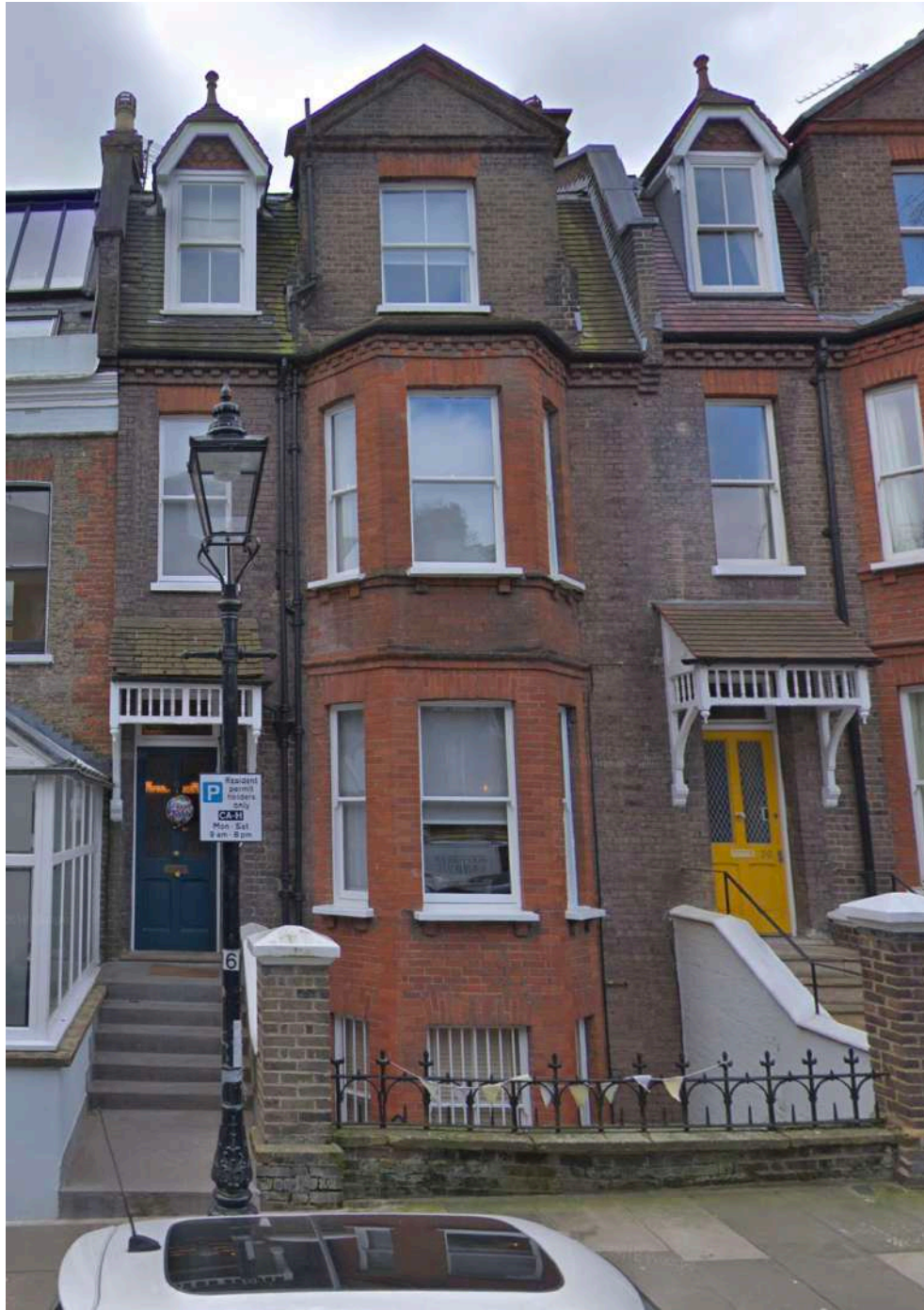
Existing Railings



Proposed Railings



Reclaimed Quarry Tile Reference



Photographs to show the variety of front railings on the terrace



25 Willow Road



27 Willow Road



28 Willow Road



30 Willow Road



31 Willow Road



32 Willow Road

Photograph to show the gated bin area at 28 Willow Road



