

Design, Access and Heritage Statement

Subject: Installation of perimeter fencing to the front and side boundaries
Location: Compton Lodge, 7 Harley Road, London NW3 3BX
Date: 19 February 2019
Reference: AED/LMB/4580

1.0 INTRODUCTION

- 1.1 The following Design, Access and Heritage Statement has been prepared in support of an application for planning consent for a new boundary fence to the property known as Compton Lodge, 7 Harley Road, London NW3 3BX.
- 1.2 The application has been submitted by Grove Millican on behalf of Central and Cecil Housing Trust.
- 1.3 This statement is to be read in conjunction with the following documents:
- Drawing no. 4580 02 – Existing Plan and Elevation
 - Drawing no. 4580 03 – Proposed Plan and Elevation
 - Photographs
- 1.4 The proposed works involve the following:
- Installation of new 2m high metal fence railings to the front and side boundaries.

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2.0 DESCRIPTION OF THE SITE

- 2.1 Compton Lodge is a large Edwardian house. It is located within the Elsworth Conservation Area and whilst it is not listed, it is classed as a positive contributor in the Elsworth Conservation Area Appraisal.
- 2.2 Compton Lodge is currently leased by Central and Cecil Housing Trust and is used as a care home providing specialist care for people with dementia.
- 2.3 Access to the property and the garden is via an existing metal rail gate with decorative finials along the top and middle rails.
- 2.4 The perimeter of the garden is demarcated by a large privet hedge on the front boundary, and a combination of brick walls and fencing to the boundary shared with 5 Harley Road.
- 2.5 Within the perimeter are a number of well established trees and shrubs.

3.0 DESCRIPTION OF THE PROPOSED WORKS

- 3.1 The proposed works involve the installation of a 2m high black polyester powder coated metal fence to the front and side boundaries, as shown on drawing no. 4580 03.
- 3.2 The purpose of the new fence is to provide additional security for the residents of the care home, many of whom suffer from dementia. There have been a number of incidents where vulnerable residents have managed to exit the grounds unaccompanied. The new fence will prevent this from happening in the future.

4.0 SCALE AND APPEARANCE

- 4.1 It is proposed that the new fence should match the existing gate in style and colour, with details as shown on drawing no. 4580 03. A photograph showing the existing gate is included with this document. The new fence will be metal railings with decorative finials along the top rail, and will be black polyester powder coated.
- 4.2 The new fence will be 2m in height in order to provide enough of a physical barrier to prevent any unwanted egress from the site by the residents.
- 4.3 It is proposed to set the new fence back from the boundary in order to reduce the visual impact on the street view.
- 4.4 Along the front boundary the existing privet hedge will block the majority of the view of the fence. In addition, the existing trees and shrubs around the perimeter of the garden will provide additional cover.
- 4.5 It should be noted that the proposed installation of the new fence is to be carried out in such a way that it will cause as little disruption to the existing trees and shrubs as possible. There is no intention to remove any trees as part of this proposal.

5.0 HERITAGE STATEMENT

- 5.1 Compton Lodge is an Edwardian building which has an English Heritage blue plaque which commemorates the singer Dame Clara Butt, who lived there between 1901 to 1929.
- 5.2 It is also noted that Compton Lodge has been included in a list of positive contributors within the Elsworthy Conservation Area Appraisal (2009).
- 5.3 The proposed works are as described within Section 3.0 of this statement.

Impact

- 5.4 The proposed new fence to the front and side boundaries has been designed in such a way to minimise the impact it will have upon the surrounding area.
- 5.5 The new fence will match the existing metal gate in design and colour, including matching the existing finials which decorate the top rail of the gate.
- 5.6 The fence will also be positioned in such a way that the existing hedge, trees and shrubs will obscure the view of the fence, further reducing the visual impact on the overall street scene.

Justification

- 5.7 It is felt that the overall impact of the new fence will be minimal. However, the benefit that it will provide to the existing staff and residents of the care home at Compton Lodge will be substantial.
- 5.8 As described in paragraph 3.2, Compton Lodge provides residential care to people suffering from dementia and the purpose of the new fence is to prevent residents from leaving the grounds unaccompanied.

6.0 CONCLUSION

- 6.1 The new fence described within this statement and associated application has been proposed in order to improve the current residents' use and enjoyment of Compton Lodge and the surrounding grounds.
- 6.2 The fence will be constructed in materials to match the existing metal gate as closely as possible in regard to design, colour and scale.
- 6.3 In addition, the new fence will be positioned in such a way that the existing hedge, trees and shrubs will obscure much of the view from the street.
- 6.4 Overall it is felt that the impact of the new fence on the significance of Compton Lodge within the Elsworthy Conservation Area will be minimal. However, the benefit it will provide at protecting the wellbeing of the residents of Compton Lodge is significant.