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**DESIGN AND ACCESS  
STATEMENT IN SUPPORT OF  
APPLICATION FOR  
HOUSEHOLDER PLANNING  
PERMISSION FOR PROPOSED  
GARDEN WALL ALONG PLATT'S  
LANE.**

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**For  
1 Ferncroft Ave,  
Hampstead  
London  
NW3 7PG**

July 2013

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**DESIGN AND ACCESS STATEMENT IN SUPPORT OF APPLICATION FOR  
HOUSEHOLDER PLANNING PERMISSION FOR PROPOSED GARDEN  
WALL ALONG PLATT'S LANE. – 1 FERNCROFT AVE, HAMPSTEAD,  
LONDON, NW3 7PG**

## **1. INTRODUCTION**

- 1.1 The works provide for the removal of the old, heavily-damaged existing boundary wall along Platt's Lane, comprising of a lower brick wall and wooden fence panelling above, and replacing it with a new boundary wall/fence with brick piers.
- 1.2 The main proposed material is brick as existing, with piers and wooden panels between them as existing.

## **2. SITE CONTEXT**

- 2.1 The property is a detached 3 storey single family dwelling located in the corner of a quiet residential road. There are mostly semidetached houses around the area all maintaining a uniform esthetical language in terms of style, proportions, colour and external materials.





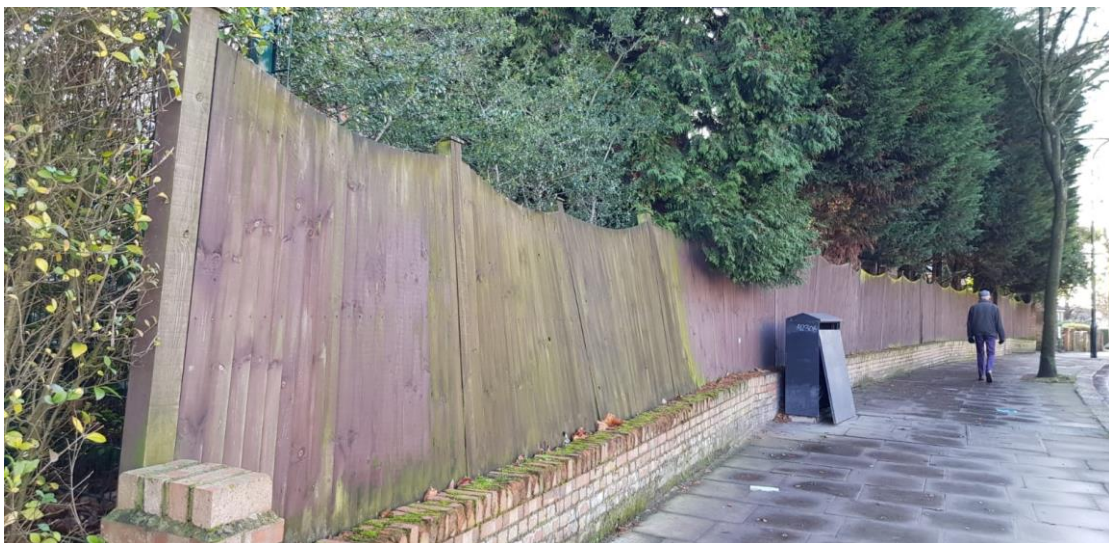


Street View – Ferncroft Avenue



Street View – Junction between Ferncroft Avenue and Platt's Lane

2.2 The property falls into the Redington and Frogna Conservation Area.



2.3 Currently, the wall as shown above utilises a supporting brick wall and wooden fencing above to create the boundary.

### **3. PRINCIPALS AND JUSTIFICATION**

- 3.1 Use: The current condition and form of the boundary wall pose structural and safety problems for both the residents and pedestrians. The state of disrepair has left some of the brick wall being pushed out of place. There is also the potential for accidents involving pedestrians. The proposal is to replace the wall and reinforce the structure, installing brick piers along the wall as a means of securing the wall's structure.
- 3.2 Location: The whole boundary wall along Platt's Lane is of our concern. The intention is to remove it all and construct in its place the new wall. The height of the new wall will match exactly the height of the existing one.
- 3.3 Appearance: The proposed wall is designed to use red brick square piers and wooden panelling between the piers.
- 3.4 Landscaping: The wall runs adjacent to two listed trees. In light of this, we have contacted a Tree Officer from Camden Council; Mr. Tom Little, and will follow his advice with regards to accommodating for the trees in our design and placement of adjacent brick piers.

Signed:

**Zakaria Tehami**

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