

Proposed front railing, handrail and pedestrian gate
52 Ainger Road, NW3 London

DESIGN AND ACCESS STATEMENT

Overview of the proposal

The proposed works consist of alterations to the front boundary wall and front entrance staircase at 52 Ainger Road, NW3 London.

Features on the existing site

52 Ainger Road is set North of Primrose Hill Park, outside of the Primrose Hill conservation area. The use of the property is a single-family house.

The property's existing site boundary comprises of a low rendered wall with a small metal gate to the refuse store and two rendered posts by the entrance.

Access and Use

The use of the property will remain as a single-family home.

The location of access to the site will remain as existing, via a pedestrian gate to the front boundary wall, between the two existing front posts. No alterations are proposed to the current position of the front posts.

The current car parking arrangement along the street will not be altered by the proposals.

Scale and Appearance

It is proposed to install a traditionally detailed cast iron balustrade, pedestrian access gate and gate to refuse store, all to be painted in black to match those installed to neighbouring properties on Ainger Road (e.g. Nos.48, 10, 12, 13, 20, 21, 20, 33, 35 A.R.), in order to tie the boundary treatment at No.52 A.R. into the overall street, by enhancing the setting of the site's location through the presentation of and contribution to a more consistent and traditional aesthetic. The proposal also includes the installation of cast iron handrails on both sides of the front entrance staircase, painted in black to match neighbouring properties, in order to provide adequate protection from falling.

The height of the proposed front balustrade and gates will be set just below the decorative detailing on the existing rendered front posts, to match neighbouring properties and not to alter the existing proportions.

We note that No.52 Ainger Road is not a listed building.

Layout

The layout of the property will be unaltered.

Landscaping

At present, there is one street tree within falling distance of the site (marked as T1 on the attached drawings), and no trees inside the boundaries of No. 52 Ainger Road front access.

The works the subject of this application have no implications for the trees near the site.

The proposed works will have no impact on the impermeable areas of the site, which will remain entirely as existing.