

DESIGN & ACCESS STATEMENT

23 South Villas,
London NW1 9BT

Proposed External Alterations



Prepared by

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The Application

The application proposes minor alterations to the front of the property including a new garden wall with railings and gates and a new concealed bin store.

Existing Garden Boundary to South Villas

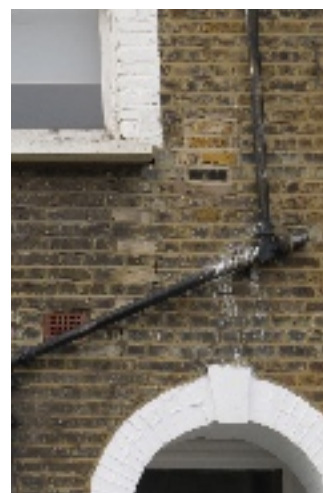
There is a dilapidated rendered brick wall and pier, with a wooden gate access to the garden flat. A hedge in a raised planter provides some privacy. There is no bin storage available for the four flats in 23 South Villas and consequently wheeled bins are left out on view on the steps to the house.



Dilapidated wall with wooden gated access to 23A. Unsightly asphalt finish to steps. No bin storage.



Pigeon roosting issue at high level



Proposed External Alterations

The proposals involve the following external work:

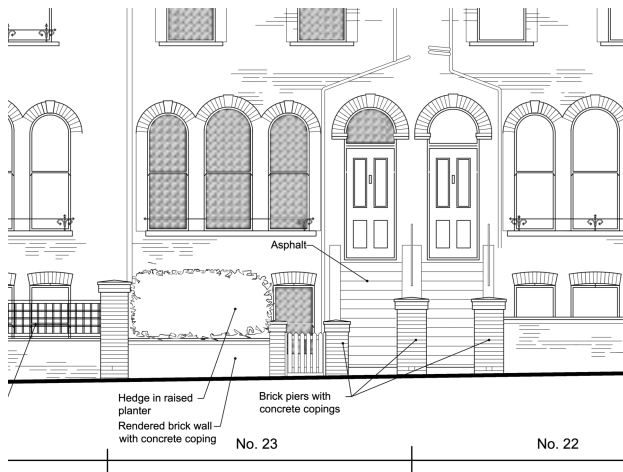
- New brick garden wall with metal railings and gates; cast metal finials.
- Reinstating window box metalwork; all to match originals of No.22 South Villas.
- Forming a concealed bin store for flats 23A, B, C and D.
- Replacing asphalt with artstone finish to the steps leading up to the main entrance door.
- High level pigeon roosting deterrent wires.

The Design and Access Statement will show that the proposals are sensitive to the Camden Square Conservation Area and will enhance character of the street landscape.

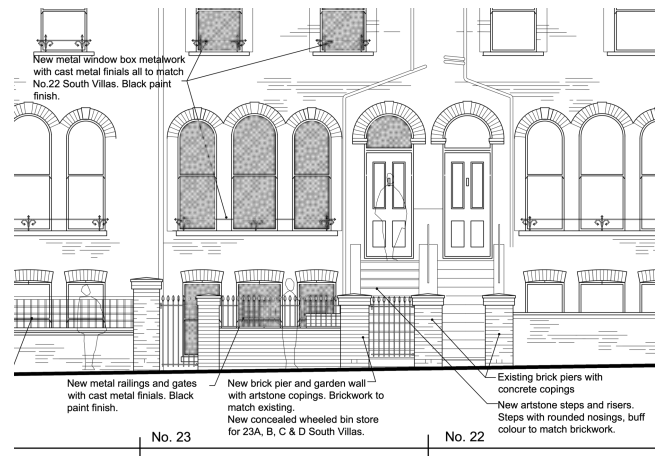
Existing Site Context

South Villas lies within the Camden Square Conservation Area. The gardens and boundary treatments of

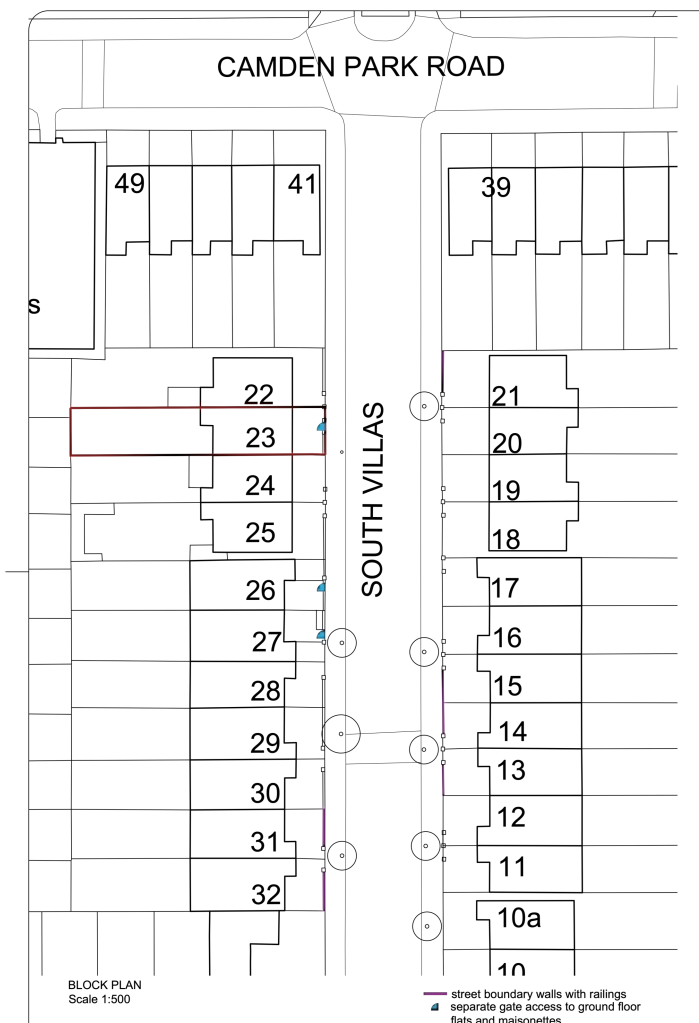
South Villas are typically characterised by front garden walls with brick piers providing visual demarcation to entrance steps leading up to the main entrances of the town-houses. A combination of hedges, metal railings and gates provide further height and privacy to the garden walls, and delineation between public and private spaces.



Existing street boundary wall with wooden gate



Proposed street boundary wall with new brick piers, metal railings and gates. Concealed bin storage.

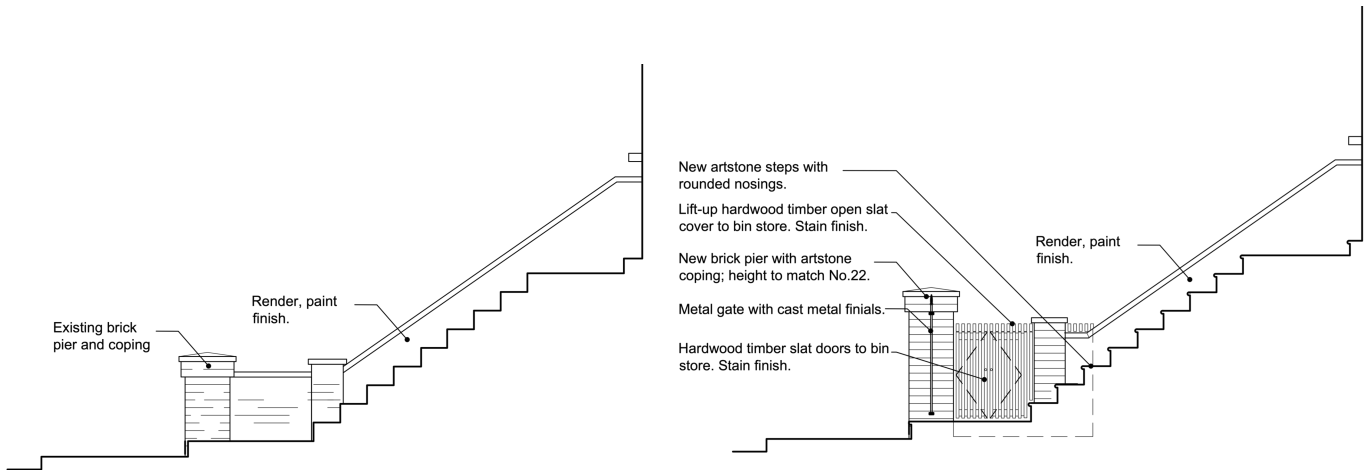


The street plan shows boundaries indicated in pink where railings have already been reinstated on South Villas. The proposed railings for No.23 are similar to those used at No.7 with a wrought iron flat leaf railing head.



Proposed leaf-type design of wrought iron railing arrow-head. Similar to No.7 South Villas, and previously approved railings for No.24 South Villas, ref. PP-05240580.

A new bin store is proposed which will be concealed behind the new boundary wall and railings. The bin store is to be constructed of brickwork to match the existing with artstone copings to the enclosure walls.



Existing steps up to main entrance

Proposed concealed bin store.
Asphalt covering to exiting steps and landing to be replaced with artstone finish.

The proposals match the materials and scale of the adjoining properties and include the reinstatement of railings and windowbox metalwork to match 22 and 24 South Villas. The provision of a bin store avoids wheeled bins and unsightly bin bags being left on view at the entrance steps.

The pigeon roosting deterrent proposed is of the fine-wire type, and are to be installed at eaves level only, which will have minimal impact on the appearance the property.



Proposed fine wire pigeon roosting deterrent along brick ledge at eaves level.

Summary

The proposals are sympathetic to the existing streetscape and enhance the quality of the garden boundary of No.23 South Villas. The proposals also match in detail previously approved alterations to the front boundary of No. 24 South Villas (approved application reference PP-05240580), which includes matching cast metal leaf finial railings.

The proposals are shown to be in line with the aims and objectives of the Camden Square Conservation Area Appraisal and Management Strategy 2011.