



**DESIGN, ACCESS AND
CONSERVATION AREA STATEMENT**

In respect of

The balustrading to the front steps at

**4 Compayne Gardens,
London NW6 3DH**

on behalf of

4 Compayne Gardens Ltd

11 April 2019

Our Ref MW/7469

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INSTRUCTIONS

This document has been prepared in support of an application for planning permission to fit balustrading and dwarf walls on the front external staircase leading to the hall floor at 4 Compayne Gardens.

SAFETY CONCERNS IN RESPECT OF EXTERNAL STAIRS

The existing staircase is supported of masonry walls on both sides with threads and risers similarly of masonry.

The original style handrail is in place. There is however no balustrading.

The absence of balustrading constitutes a danger and a fall hazard, particularly to children.

The absence of balustrading has been raised by the Environmental Health Officers of the London Borough of Camden.

SITUATION:

The property is situated on the north side of Compayne Gardens, close to its junction with Canfield Gardens in South Hampstead.

The building is in an area of substantial architectural merit.

RELEVANT DOCUMENTS:

Map 7 South Hampstead Conservation Area Character Area Map

Map 9 South Hampstead Conservation Area Townscape Map

South Hampstead Conservation Area Character Appraisal and Management Strategy

Building Regulations Approved Document K

GENERAL DESCRIPTION:

The subject comprises a detached building which was erected, we believe in about 1870.

The façade is of solid brickwork. The brickwork is in Flemish bond with the original sand and cement jointing between exposed brick faces.

There is a Roman style arch with central key bricks over the hall door with the arch springing points are supported on corbel brickwork. There are front brick columns projecting a half brick which continue up to support a 3 brick corbel which forms part of a horizontal band extending over the entrance and continuing over all 3 sides of the front splay bay. There are similar Roman style arches over the bay windows with projecting key bricks over the display bay central arch.

There is a stone band beneath the bay front and splay windows with recessed brick panels in the bay wall beneath.

There are brick columns emerging from the front elevation with horizontal corporate brick cornices which are detailed around the brick columns. Both side columns are topped with ball finials. The top is finished as a gable parapet wall with corbelled brick coping with a raised central brick on edge detail. The masonry over the upper floor windows is supported on flat brick arches with corbelled brick over.

The ground floor façade is stucco rendered in smooth finish with no architectural merit.

The front steps are devoid of architectural merit.

PROPERTY DESIGNATION:

The property falls within the South Hampstead Conservation Area.

The property is designated 1 in the South Hampstead conservation area character map.

4 Compayne Gardens is described as a positive building in Map 9 of the South Hampstead Conservation Area Townscape.

Much of the original building has architectural merit consistent with other buildings in the area..

ARCHITECTURAL DEFICIENCIES OF FRONT STEPS:

There is no dwarf walls are removed.

There is no balustrading of any description.

The property falls substantially short of the standards required for buildings in the South Hampstead conservation area.

The stairs fall far short of the requirement of the building regulations Approved Document K

FRONT STEPS DESIGN CONSIDERATIONS:

I went through many of the roads in the conservation area and all steps are finished on both sides with dwarf walls.

The handrail and posts currently on the stairs match others in the conservation area.

The design of the steps will incorporate dwarf walls to be stucco rendered. The type of render will be sand and cement continuously in line on the external faces with the masonry beneath and will match same. There will be a coping over to match others in the area. Both sides of the dwarf walls and the coping will be painted white in a masonry paint to match others in the area.

The original stairs in the area have dwarf walls with a handrail over. The area between the top of the dwarf walls and the handrail is un-protected in original and un-altered buildings.

Where there are alterations there is a requirement to comply with Approved Document K.

There are two types of balustrading locally. The more common provides vertical rails with a gap of not more than 100 mm between same.

A second type of balustrading found in the opposite side of the road and which appears to be quite old, though perhaps not original is that of reducing rectangles with spaces of not more than 100 mm between same. Either balustrade would be in mild steel with face dimensions not

exceeding 15 mm.

Our preference is the second form of balustrading however we have offered both for your consideration.

We are concerned about the health and safety implications of the existing arrangement.

Yours faithfully

ROBSON WALSH LLP CHARTERED SURVEYORS

Maurice Walsh

Maurice D Walsh BSc. (Surveying) Dip En Econ MRICS, Partner

APPENDIX 'A' PHOTOGRAPHS



Existing Front Steps



Existing Façade

4 Compayne Gardens, London NW6 3DH



Rectangular Balustrading found on Compayne Gardens



Original open balustrading

4 Compayne Gardens, London NW6 3DH



Modern Vertical Rail Balustrading.