

5 Templewood Avenue, London NW3 **Design and Access Statement: Ref: 1046-AP2-D+A**

31st July 2020
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1.0 Introduction

This document supports and justifies a Planning Application submitted to The London Borough of Camden for the demolition of existing front wall and gate piers, the reinstatement with new piers and gates with a new low brick wall and existing reused railings, the rearrangement of front garden planting beds, a change of material of existing front steps and driveway finishes, new bin stores and a new side gate.

2.0 Description of Existing Site

No. 5 Templewood Avenue is a large detached early 20th Century residential property located to the west of Hampstead Heath.

No. 5 Templewood Avenue is presently used as three separate flats/maisonettes.

The building is of red brick with rusticated brick quoins and of Neo-Georgian design. It consists of 2-storeys with a tall tiled hipped roof with dormer windows, 2 tall principal brick chimney-stacks flanking the property at both gable ends and overhanging bracketed eaves.

The property is set back from the road with a carriage drive and area of hardstanding asphalt to the front. The boundary of the hardstanding area with the red brick pavement of Templewood Avenue is demarcated by a hedgerow, railings and red brick gate entrance piers with a concrete threshold between.

A large ancient oak occupies the front north-east corner of the front area.

The existing low wall and pier brickwork is in poor condition and the piers are set at an awkward angle to the front boundary. There are no gates to the piers. Presumably these were removed at some time in the past.



Street View



View of existing wall base showing cracking

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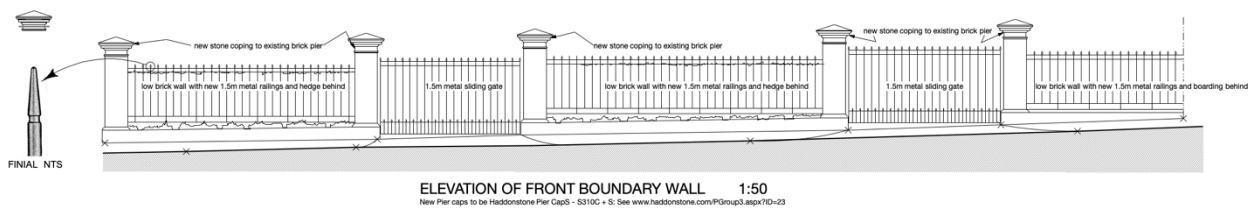
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2.0 Relevant Planning History

Planning Permission ref: 2017/1229/P was granted on 29th August 2018 for:

Conversion of 3 existing units to provide 2 units (1 x 7-bed; 1 x 2-bed) (C3); erection of rear extension with terrace above and part replacement side extension; installation of plant enclosure to rear; excavation of single storey basement and car lift for 1 vehicle; hard and soft landscaping works; and alterations to fenestration on all elevations.

That Permission included bound gravel to driveway and new sliding gates to the front boundary wall, with new railings on a low brick wall. The works around the large ancient oak in the front north-east corner were deemed to have no detrimental effect on the oak. This application includes no additional works within the root protection area of that tree compared to the permitted application.



Extract from Planning permission ref: 2017/1229/P showing the permitted front boundary wall

4.0 Appearance and Materials

The existing wall and piers are damaged, beyond reasonable repair and detract from the Conservation Area. These are to be replaced in brickwork to match the main house and it is intended that the existing railings are to be reused on a new low brick wall. Hedging and planting will be reinstated behind the railings as existing.

The proposed new gates are to match the style of the existing railings.

The existing unattractive asphalt hardstanding of the driveway is proposed to be replaced with resin bounded gravel with a contrast stone paving brick edge and the existing front entrance steps refaced with Portland stone.



Existing front entrance steps – planters are to be brought forward to the line of the steps.

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6.0 Amenities

6.1 No neighbouring amenities are affected by the proposals.

7.0 Impact on the Street Scene

7.1 The improvement of materials will have a positive impact on the street scene.

8.0 Access

8.1 Access to, from, and within the property is unaffected by the proposals.

9.0 Refuse & Recycling

9.1 The existing wheelie bins currently scattered across the site will be housed in bin enclosures as shown on submitted drawing 1046-AP2-02.



Views of existing bins

10.0 Conclusion

The application proposals are in full compliance with the aims and objectives of the Camden Planning Guidance and will have a positive impact on the appearance and character of the Conservation Area.

For these reasons we consider Planning Permission should be granted accordingly.