

studio Indigo

Private Client

73 - 75 Avenue Road

Boundary Wall Design Statement

August 2020

1.0 Summary & Context

Following approval of application ref 2019/1366/P, this statement is to set out the design related matters in respect to the proposals for the perimeter boundary wall design at No.73-75 Avenue Road, London, NW8 6JD.

The proposals, as set out in the accompanying drawings, look to amend the existing approved boundary wall design along Avenue Road and Queen's Grove frontage.

The new proposed design for the boundary walls now responds more closely to the needs of the new family home and also provides a more harmonious continuation of material palette and aesthetic as found on the approved design of the main house.

The proposals also seek to demolish and rebuild the perimeter garden walls along the No.38 and No.77 boundary, which are both structurally unsound, and in need of repair.

2.0. Avenue Road & Queen's Grove Boundary Wall

The proposed boundary wall design along the Avenue Road frontage maintains the same positioning of both vehicular and pedestrian gates as per the existing approved scheme. Their positions respond well to the design and layout of the ground floor to the main house and proposed car lift location.

To enhance the visual appearance of the boundary wall, red handmade brickwork is proposed to match the main house ensuring consistency between the two elements. The piers either side of the proposed vehicular and pedestrian gates, are to be clad in Portland stone to match the main house and also to create hierarchy along the frontages. A similar approach appears to have been made to No.65 Avenue Road (see image adjacent) where materiality of the piers are stone

73-75 Avenue Road

clad either side of main access gates.

Our proposals show an increased wall height to accommodate the change in levels along Avenue Road, creating one consistent coping stone level either side of the pedestrian/vehicle gates.

Following discussions with the local authority tree officer, our proposal seeks to re-position the boundary wall line out by 500mm. This reduces the impact of rebuilding the wall on existing trees and their roots.

The proposed boundary wall along Queen's Grove is to include a pedestrian gate and binstore access, both clad in brickwork to be discreet. The positioning of the bin store has been considered to ensure collection vehicles do not cause traffic along Avenue Road.

In order to provide sufficient power to the main house, the sub-station will be required, the design governed by UKPN requirements.

The generator enclosure will house a closed set generator with independent fuel tank in order to provide a temporary power back up in the event of a local black out. As indicated on the proposed drawings, this building will be below

the proposed boundary wall height so will not be visible from the street level.

A pedestrian gate close to abutment with No.38 Boundary wall provides maintenance access to the rear garden, when required. The wall height will be consistent along Queen's Grove, increasing locally either side of the sub-station.

3.0. No.38 & No.77 Avenue Road Boundary Wall

Along no.38 & no.77, the existing walls are structurally unsound and in disrepair. Large cracks have appeared over time which require rectifying.

The proposals seek to demolish the existing wall and rebuild, raising the wall height just below the existing trellis height. This provides a more secure boundary between adjoining properties and provides aesthetic consistency between all four boundary lines. A stone coping will run around the perimeter of all 4 boundary walls, as detailed in the accompanying drawings.

The works carried out to these walls will be built in strict accordance with the Arboculturist's method statement (included in this application) to ensure minimal damage to existing trees and their roots.

