

## Design and Access Statement

29 Willow Road NW3 1TL

August 2020

### Property and location

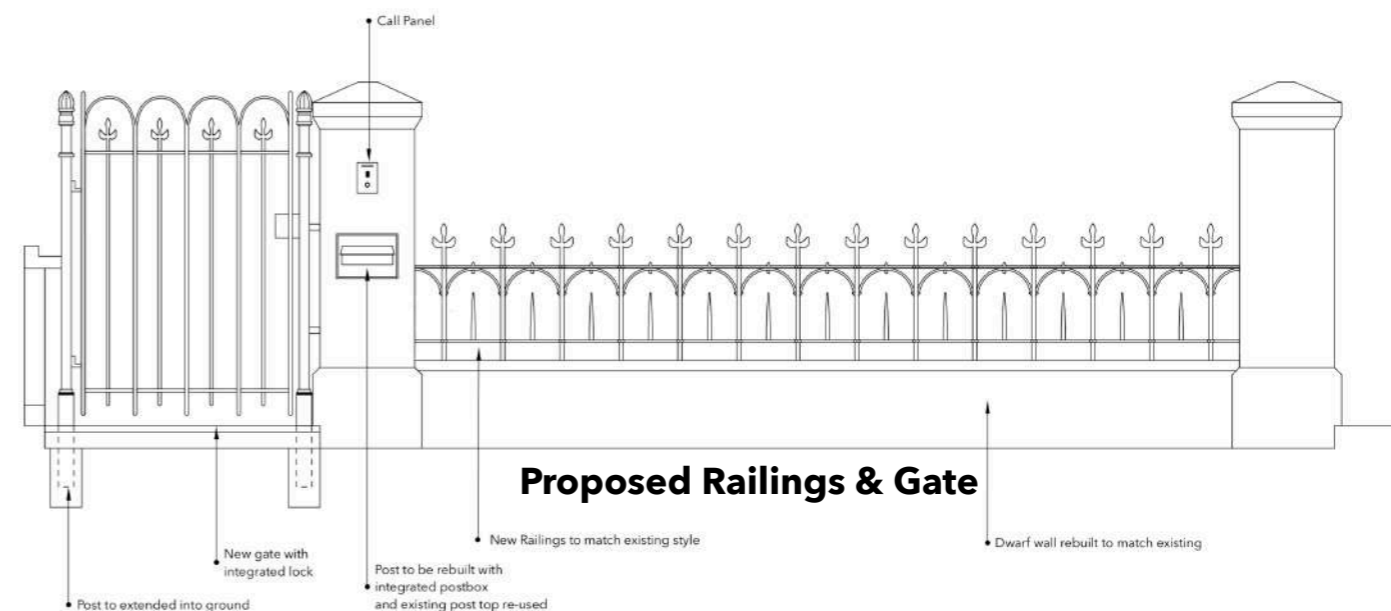
The subject property is a Victorian terraced dwelling house located within the Hampstead conservation area.

### Proposed works and materials

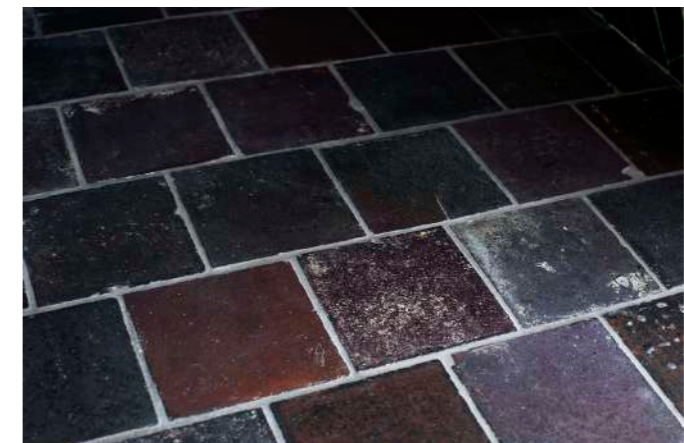
- Dwarf wall at front boundary to be rebuilt using reclaimed bricks to match existing brick stock. Stone mason to fit with a new York stone coping.
- Metal worker to replace dilapidated metal railings in their original style and a new front gate for additional security. Front gate to swing inwards away from the street. New handrail to front door and down to lower ground floor to match the style of the front railings. Railings, gate and handrail to be painted dark grey/black.
- Metal worker to fix a mild steel panel in a grey powder coated finish against the repaired existing retaining wall to create an area for planting behind the railings.
- Retaining wall of lower stair to be repainted in a breathable mineral paint and stone mason to fit with a York stone coping.
- Retaining wall of upper stair to be repainted in a breathable mineral paint and existing coping to remain.
- Party wall to have paint removed, to be stripped back to brickwork and repointed with lime mortar.
- Lower ground floor to be tiled in 6" reclaimed black quarry tiles (see reference image).
- Stair to front door and down to lower ground floor to be finished in York stone.
- Carpenter to install new bin storage joinery in sapele timber at lower ground level.
- Front porch roof to be refurbished by a carpenter and broken clay tiles to be replaced with reclaimed tiles to match the existing.



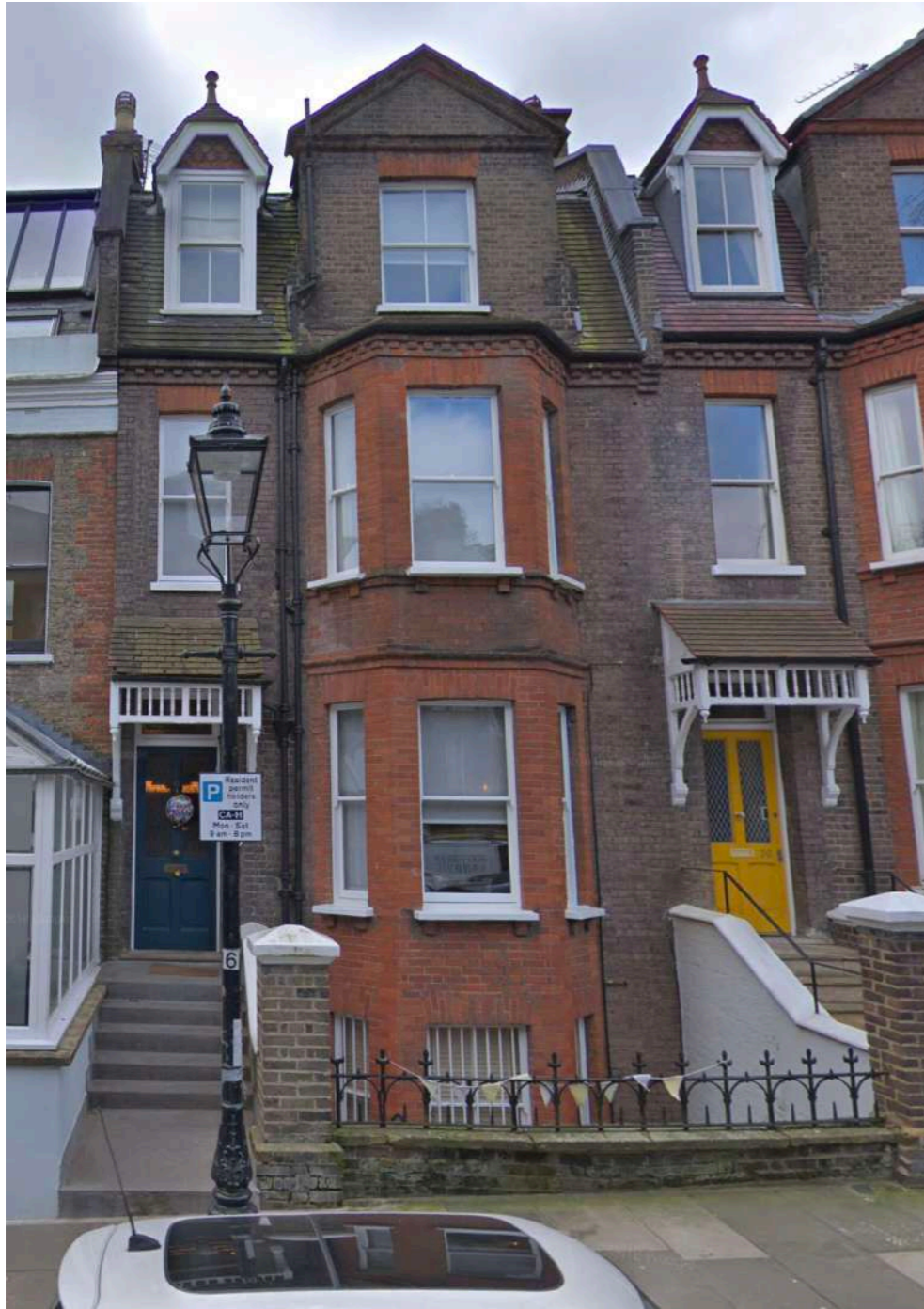
**Existing Railings**



**Proposed Railings & Gate**



**Reclaimed Quarry Tile Reference**



Photographs to show the variety of front railings on the terrace



**25 Willow Road**



**27 Willow Road**



**28 Willow Road**



**30 Willow Road**



**31 Willow Road**



**32 Willow Road**

