



RIDGE

DESIGN AND ACCESS STATEMENT
IN SUPPORT OF REPLACEMENT OF THE
BALUSTRADED FRONT GARDEN WALL AND
GATE PIERS

28-30 WARWICK AVENUE
LONDON W9 2PT
January 2021

**Design and Access Statement in Support of Replacement of the Balustraded Front
Garden Wall and Gate Piers**

Prepared for

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VIEW OF FRONT ELEVATION



28-30 Warwick Avenue, London W9 2PT.

LOCATION MAP



28-30 Warwick Avenue - highlighted in red - is located within the London borough of City of Westminster.

1. INTRODUCTION AND BRIEF

1.1. Instructions

Ridge and Partners LLP have been instructed by Lady Hannah Rothschild to act as agents in all matters relating to Planning and Listed Building Consent for the demolition and reconstruction works to the balustraded front garden wall and gate piers to the property known as 28-30 Warwick Avenue, London W9 2PT.

This design and access statement forms part of the application.

1.2. Property Location

The property is located at 28-30 Warwick Avenue, London W9 2PT within the City of Westminster.

For the purpose of this report, the property's front elevation facing Warwick Avenue is assumed to face south-west and the rear elevation is assumed to face north-east. All other references to orientation in this report use this as a datum.

1.3. Applicant Details

The applicant's full details are Lady Hannah Rothschild of 28-30 Warwick Avenue, London W9 2PT.

Lady Rothschild is the private homeowner and freeholder of the property.

1.4. Tenure

It is understood that Lady Rothschild, being the freeholder of the property, has full repairing responsibilities for the building and associated areas and structures. The property is insured by Chubb European Group SE.

1.5. Summary of Proposals

The proposed works include the demolition and reconstruction of the property's south and middle sections of the balustraded front garden wall and associated gate piers.

2. HERITAGE STATEMENT

2.1. Listed Status

The property is Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. The property's list entry number is 1066129 and was first listed on 1st May 1986. The balustraded front garden wall and gate piers, subject to this application, are part of the property's curtilage.

According to the local authority's planning services procedures, listed building consent is required for any works to a listed building. This applies to all types of works and covers all internal and external parts of the building, including attached or curtilage buildings.

The property is also located within the Maida Vale Conservation Area of the London Borough of City of Westminster. The Maida Vale Conservation Area was designated in 1968 and contains over 350 listed buildings, mostly grade II, including stuccoed houses, villas and flats of high standard architectural quality and details. The area was developed in the mid-19th Century and it is considered an area of considerable value in civic design terms.

The implications of the above are that works require listed building consent and planning approval and that they must be carried out in a way to match the existing, including materials and techniques.

2.2. Planning Background

There are a number of planning applications in connection with the property at 28-30 Warwick Avenue on the City of Westminster Council's website:

- **Ref. No: 20/07411/NMA:** Amendments to planning permission dated 7th February 2019 (RN 18/02860/FULL) for replacement of brick piers & boundary wall to the front of the property. NAMELY, to make a minor amendment to the existing approved plan for the front wall reconstruction. To have existing balustrades replicated, retaining the original height but narrowing by around only 30mm, also to change the wall from a steel frame designed clad in cement board or this is to replicate the profile and sizes on the original plan, but with 2 piers (as it current stands) and to have a cast concrete wall and to use 300mm augured piles in the same locations as approved between the tree roots. 28-30 Warwick Avenue London W9 2PT. Received: Thu 19 Nov 2020. Validated: Thu 19 Nov 2020;
- **Ref. No: 19/01708/ADFULL:** Detailed drawings of balustrading pursuant to Condition 4 of planning permission dated 18 February 2019 (RN: 18/02860). (Linked application 19/01709/ADLBC) 28-30 Warwick Avenue London W9 2PT. Received: Mon 04 Mar 2019. Validated: Wed 06 Mar 2019;
- **Ref. No: 19/01709/ADLBC:** Detailed drawings of balustrading pursuant to Condition 3 of listed building consent dated 18 February 2019 (RN: 18/02863). (Linked application - 19/01708/ADFULL) 28-30 Warwick Avenue London W9 2PT. Received: Mon 04 Mar 2019. Validated: Wed 06 Mar 2019;
- **Ref. No: 18/09359/TCA:** (T1-T3) 3 x London Plane trees - T1, T2, T3 outside No. 30 - Crown reduce to previous reduction points leaving suitable shortened furnishing growth. Crown lift to 5m from ground level. Prune back from property to provide a 3m clearance. 1 x Willow (T6 rear garden) - Reduce back to previous points, retain some growth to give a natural balanced shape. Crown lift to 2-3m from ground level. 28-30 Warwick Avenue London W9 2PT. Received: Thu 01 Nov 2018. Validated: Thu 01 Nov 2018;
- **Ref. No: 18/09411/TPO:** 2 x London Plane trees (T4, T5, outside No. 28): Crown reduce to previous reduction points leaving suitable shortened furnishing growth. Crown lift to 5m from ground

- level. Prune back from property to provide a 3m clearance. 28-30 Warwick Avenue London W9 2PT. Received: Thu 01 Nov 2018. Validated: Thu 01 Nov 2018;
- **Ref. No: 18/02860/FULL:** Replacement of brick piers & boundary wall to the front of the property. (Linked to 18/02863/LBC). 28-30 Warwick Avenue London W9 2PT. Received: Mon 09 Apr 2018. Validated: Thu 07 Feb 2019;
 - **Ref. No: 18/02863/LBC:** Replacement of brick piers & boundary wall to the front of the property. (Linked to 18/02860/FULL). 28-30 Warwick Avenue London W9 2PT. Received: Mon 09 Apr 2018. Validated: Thu 07 Feb 2019;
 - **Ref. No: 17/07833/FULL:** Replacement of brick piers & wall/railing in the front garden of the property. 28-30 Warwick Avenue London W9 2PT. Received: Wed 30 Aug 2017. Validated: Wed 30 Aug 2017;
 - **Ref. No: 17/07842/LBC:** Replacement of brick piers & wall/railing in the front garden of the property. 28-30 Warwick Avenue London W9 2PT. Received: Wed 30 Aug 2017. Validated: Wed 30 Aug 2017;
 - **Ref. No: 10/05085/TPO:** 2 x London plane trees outside number 28: Crown reduce to previous points leaving suitable growth points, crown clean, lift canopies to 5 metres above street level. 28-30 Warwick Avenue London W9 2PT. Received: Thu 17 Jun 2010. Validated: Thu 17 Jun 2010;
 - **Ref. No: 10/06239/TCA:** 3 x London plane trees outside no 30: Crown reduce to previous points leaving suitable growth points. Crown Clean. Lift canopies to 5 metres above street level. Reduce canopy from lamp column 7 by 2 metres. 28-30 Warwick Avenue London W9 2PT. Received: Thu 17 Jun 2010. Validated: Thu 17 Jun 2010.

It is noted that most of the above planning applications refer to previous works carried out to the trees at front most likely to mitigate the effects of their growth onto the adjacent garden wall and gate piers. It is likely that the trees within the property's demise might be protected under the local Tree Preservation Order register.

2.3. Property Description

The property at 28-30 Warwick Avenue is a large 19th Century property comprising two semi-detached houses of three storeys above ground level and one at lower ground level. The construction is typical of a property of its period including load-bearing brick walls finished with white painted stucco; two porches with panelled timber entrance doors; recessed bays to the side, that to no.30 of two storeys, that to no.28 of three storeys and a concealed roof.

The main elevation is finished with channelled white stucco at ground floor and incorporates timber sash windows with margin glazing bars and channelled keyed lintels to the ground floor; cornices on consoles to the first floor and floor bands. The painted stucco boundary wall at front comprises a half-height masonry wall with bottle-shaped balustrade and coping top rail, and square gate piers with coping stone.

3. PROPOSALS

3.1. Background

In January 2020 Ridge and Partners carried out a visual inspection to assess the condition of the balustraded front wall and gate piers. During the inspection it was noted that the south section of the wall was close to collapse and the middle section was cracked as a result of the adjacent trees’ growth. During a second inspection in January 2021, it was noted that the south section of the wall had since collapsed and had been replaced with a temporary timber retaining structure.

3.2. Proposed Works

It is proposed to demolish and reconstruct the middle and north sections of the front boundary wall and associated gate piers.

To overcome the instabilities in the ground conditions, the main body of the new wall and gate piers will be constructed of reinforced concrete with additional reinforced concrete pads and deeper screw-pile foundations and finished with white painted render. This is a necessary change to increase the structural stability of the wall.

The wall will be finished with architectural features to replicate the bottle-shaped balustrade, top rail and gate piers’ coping stone, to match the existing aesthetics in colour, shape and size.

Element	Existing	Proposed
Balustraded garden wall	Bricks with lime mortar joints finished with white stucco; white painted bottle-shaped balustrade with moulded top rail.	Reinforced concrete on reinforced concrete pads finished with white painted render; white painted bottle-shaped balustrade with moulded top rail to match existing.
Gate Piers	Bricks with lime mortar joints finished with white stucco; white painted coping stone.	Reinforced concrete on reinforced concrete pads finished with white painted render; white painted coping stone to match existing.
Foundations	Shallow brick foundations.	Deep screw-pile foundations.

3.3. Access

The proposed works will not alter the access to the property from the public road and will not impact the access for residents. However, as the wall is located on the public footpath pavement, temporary closures and licences will be required for the duration of the works.

4. CONCLUSIONS

4.1. Supporting Statement

The north of the wall has already collapsed and without attention the rest is likely to do the same. This makes this structure hazardous to the house occupants and members of the public.

The applicant is a homeowner who wishes to make the property safe and add a degree of longevity to the structure.

Taking into consideration the location and listed status of the property, the applicant is committed to undertake the demolition and reconstruction works in line with the following policies from the London Borough of City of Westminster:

- Development and Demolition in Conservation Areas (November 2004);**
- Supplementary Planning Guidance - Repairs to Listed Buildings (December 1995).**

4.2. Conclusion

The proposals have been carefully developed to allow for the construction of a significantly stronger wall which looks very similar to the existing. The only difference, in terms of appearance, will be the piers which will now run full height.

These works are necessary to make the wall safe for the homeowners and the general public.

APPENDIX 1 – PHOTOGRAPHS



Photo 1: North section of the front boundary wall and remaining gate pier.



Photo 2: North section of the front boundary wall and remaining gate pier.



Photo 3: North section of the front boundary wall and remaining gate pier.



Photo 4: Middle section of the front boundary wall and gate piers.



Photo 5: Middle section of the front boundary wall and gate piers.



Photo 6: Middle section of the front boundary wall and gate piers.



Photo 7: Middle section of the front boundary wall and gate piers.



Photo 8: Detail of cracked middle section of wall.



Photo 9: Detail of cracked middle section of wall.

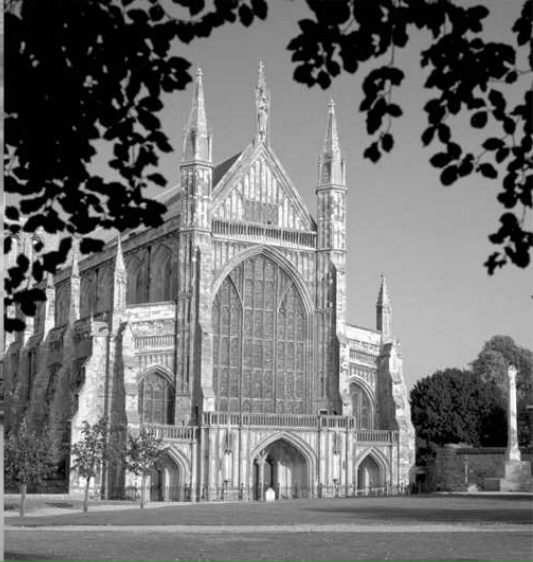


Photo 10: Detail of cracked top rail to middle section of wall.



Photo 11: Trees adjacent to middle section of wall.





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