

7 Harley Road, NW3 3BX

Design, Access & Heritage Statement
1 June 2023

On behalf of
Mr & Mrs Polychronopoulos

Rev B | Ref: 7HAR-A-4-ST-230601



1.0 Introduction

1.1 Overview

- 1.1.1 This Design, Access and Heritage Statement has been prepared by Finkernagel Ross on behalf of clients Mr & Mrs Polychronopoulos, (hereafter referred to as 'the Applicant') in support of an application for planning consent for a new boundary gate and fence to the property known as Compton Lodge, 7 Harley Road, London, NW3 3BX.
- 1.1.2 This statement is to be read in conjunction with the following documents forming part of the full planning application:
- 7HAR-000_P1 Location Plan, Block Plan & Existing Forecourt Plan
7HAR-030_P1 Existing Front Elevation
7HAR-100_P2 Location Plan, Block Plan & Proposed Forecourt Plan
7HAR-300_P1 Proposed Front Elevation
- 1.1.3 The Applicant is seeking planning permission to install a double leaf powdercoated metal gate and fence to conceal the unsightly commercial refuse bin area belonging to the above property to improve the overall appearance of the property as well as enhance the aesthetic appeal of the neighbourhood.

Existing vehicular and pedestrian gate on left hand side of the property



Existing arrangement of the commercial refuse area on the right hand side of the property



2.0 Site and Surrounds

2.1 Overview

- 2.1.1 Compton Lodge is located on a predominantly residential road in the London Borough of Camden. The area surrounding the site includes an informal layout of tree lined streets with private gardens fronted by predominantly large detached houses, which create a strong sense of character.
- 2.1.2 Whilst the building is not listed, the property lies within 'Sub-Area 3, Willet Development' of the Elsworth Conservation Area and is seen as positive contributor to the conservation area.
- 2.1.3 The Edwardian style building operates as a residential care home for elderly and vulnerable individuals and is currently run by Central and Cecil Housing Trust.
- 2.1.4 The front left hand side of the property comprises a large privet hedge with partially concealed 2m tall fencing behind and two tall brick piers with metal rail gates which provide a vehicular and pedestrian access to the property and the private garden. The gates have decorative finials along the top and middle rails.
- 2.1.5 The front central part of the property comprises a green area with two medium size trees, bordered by well maintained medium height privet hedge.
- 2.1.6 The right hand side of the property functions as a refuse store for two large metal commercial wheelie bins with plastic lids. The refuse area is not currently concealed from the residents, pedestrians and local residents and often provides an unsightly view.

3.0 Proposed Development

3.1 Design Statement

- 3.1.1 The Applicant is seeking planning permission to introduce a new gate and fence in around the refuse area on the right hand side of Compton Lodge bordering with No. 9 Harley Road.
- 3.1.2 The proposal includes two powder coated metal posts on either side of the new gate with decorative finials along the top and middle horizontal rails. The gate is designed to have two leaves that swing inwards.
- 3.1.3 The proposed gate is designed to match the existing vehicular and pedestrian gate in style, height and colour, with added painted metal back panel to conceal the refuse area from sight and improve the overall aesthetics of the property, the adjoining property and the street scape. The new gate also includes metal letters fixed to the back panel spelling 'Compton Lodge'.
- 3.1.4 The proposed side return fence is designed to match the existing vehicular and pedestrian gate in style, height and colour and mirror the approved side return fence (planning ref: 2019/1139/P) on the left hand side of the property.
- 3.1.5 The new gate will also provide an added security for the residents of the care home as well as the pedestrians providing a barrier for any spilled or unwanted goods positioned by the bins. The proposed gate height will allow for partially open and overfilled bins to be concealed from view.
- 3.1.6 The proposed installation of the new gate and fence is to be carried out in a way that will cause as little as possible disruption to the existing trees and hedge as possible. There is no intention to remove any trees as part of the proposed works.

3.0 Proposed Development

3.2 Access Statement

- 3.2.1 Both the main vehicle and pedestrian access points are off Harley Road.
- 3.2.2 The proposal will not alter access to the main entrance door to Compton Lodge or the existing vehicular and pedestrian gates on the left hand side of the property.
- 3.2.3 Introduction of the proposed gate will slightly alter access to the refuse area on the right hand side of the property bordering with 9 Harley Road. However, the gate is designed for easy manual operation and includes a stop mechanism to keep the gate in place whilst the commercial wheelie bins are being moved.
- 3.2.4 There is no vehicular access to the refuse area as it is deemed impossible due to setting out of an existing tree opposite the refuse area.
- 3.2.5 The proposed gate will have no impact on the current footpath along Harley Road as the gate is proposed to open inwards and is slightly set back from the public pedestrian footpath aligning with the central line of the brick pier post belonging to 9 Harley Road.

Existing arrangement of the refuse area on the left hand side of the property



3.0 Proposed Development

3.3 Heritage Statement

- 3.3.1 Compton Lodge is an Edwardian building which has an English Heritage blue plaque displayed on the front facade which commemorates the singer Dame Clara Butt, who lived in the building between 1901 and 1929.
- 3.3.2 Compton Lodge lies within 'Sub-Area 3, Willet Development' of the Elsworth Conservation Area and is seen as positive contributor to the conservation area.
- 3.3.3 The proposed gate to the front boundary of Compton Lodge has been designed to enhance the aesthetics of the property as well as the surrounding area by concealing unsightly commercial refuse area housing two large metal wheelie bins and often other individual items positioned next to the bins.
- 3.3.4 The gate and fence have been designed to match the existing gates on the left hand side of the property in style, details, colour and height which will reduce the visual impact on the overall street scene.
- 3.3.5 It is considered that the minimal effect the new gate and fence will have on the street scene will be outweighed by the positive contribution it will provide by concealing the refuse area and making it appear tidier, cleaner and safer for the care home residents, local residents and the pedestrians.



4.0 Conclusion

- 4.1 The proposal for the new gate and fence described in this document and the associated drawings is considered to positively contribute to the overall street scene and protect the safety and wellbeing of the local residents as well as pedestrians.
- 4.2 The proposed gate and fence will be made from high-quality durable materials and is designed to match the appearance of the existing gates in regards to materials, style, detailing and height.
- 4.3 The Compton Lodge care home is an important part of the community and it is essential that it is maintained to a high standard. The installation of the gate will help reduce the impact of the commercial refuse bins on the local area and enhance the aesthetic appeal of the neighbourhood.

Thank You