



ACCESS STATEMENT

In support of a Planning Application

for

Proposed Security Gates & Fencing

**Beaumont Walk Estate
London
NW3**

**Prepared for
London Borough of Camden
and
Beaumont Walk TRA**



14, Cornard Road
Sudbury
Suffolk CO10 2XA

1. Introduction

- 1.1 This Statement accompanies an application for provision of new security gates and fencing to existing vehicular and pedestrian access points into the Beaumont Walk Estate.
- 1.2 It is intended to explain the existing estate access arrangements and how this relate to the proposal.
- 1.3 There has been a longstanding issue with anti-social and criminal behaviour affecting residents on the Estate which have been the subject of investigations and reports by both Metropolitan Police and London Borough of Camden.

2. Existing Access Through the Estate

- 2.1 Beaumont Walk Estate is located within the London Borough of Camden in the Belsize Park area to the west of and close to Chalk Farm Underground Station on the north side of Adelaide Road (B509).
- 2.2 The Beaumont Walk Estate was constructed in the 1970's and replaced a number of residential properties along the frontage of Adelaide Road. The block consists of a number of three storey buildings containing a total of 45 residential units of traditional construction with masonry external walls and pitched roofs.
- 2.4 The estate is essentially already enclosed with a 2m high brick wall and buildings forming the exposed boundaries to the south, Adelaide Road, and west, Eton Road, and already gives a 'fortress' appearance.
- 2.5 There are a total of six entrances from the public highway into the estate, One pedestrian on Eton Road and the others to Adelaide Road, two pedestrian only, one vehicular and one pedestrian with service vehicle access.
- 2.6 The main vehicular access is to the eastern end of the Estate from Adelaide Road which provides servicing and some car parking. Entrance E on the drawing
- 2.7 There are three other entrances from Adelaide Road, two pedestrian, Entrances 2 & 4, and one service vehicle access, Entrance 3.
- 2.8 A further pedestrian access from Adelaide Road, Entrance 1 was sealed up some years ago.
- 2.9 Access from Eton Road is a ramped path for part with steps down to the main estate footpaths.

- 2.10 Within the estate there are steps to main footpath walkways limiting access to some units by those of limited mobility.
- 2.11 Given the site location and arrangement of footways it also does not make a logical shortcut by virtue of the route between buildings and pathway steps. The public footpath along Adelaide Road and Eton Road being step free.

3. Proposals for Gating

- 3.1 The need for gating is established to protect estate residents from the many incidents of anti-social and criminal behaviour noted in the Planning Statement.
- 3.2 The proposed gates will provide secure access to all estate residents.
- 3.3 Entrance 1, previously blocked up, is re-opened with a new section of pathway linking to existing walkways. This removes the need for pedestrian to use the existing steps if accessing from Entrance 2.
- 3.4 This makes step free access to some units, 1-17, where that currently does not exist.
- 3.5 Entrance 2 is permanently sealed with railings as Entrance 1 is re-opened.
- 3.6 Entrance 3 is provided with railings and gates, hinged and openable for service and maintenance vehicles as required.
- 3.7 Entrance 4 is permanently sealed with railings as residents and visitors can use the reconfigured pedestrian route at the main vehicle entrance. No reduction in accessibility.
- 3.8 Entrance 5 is improved by adjustments to the boundary wall heights to improve pedestrian visibility and give a more open feel to the streetscene. A new railing and pedestrian access gate with new vehicular gate set well back from the highway edge to allow visitor and delivery off road stopping.
- 3.9 Existing footway routes and alignments are unchanged. There is a new footpath link from Entrance 1 and that from Eton Road has the existing ramped part replaced by a level area and steps to accommodate the gate.
- 3.10 As this is a subservient access and already has a stepped section it does not adversely affect the estate access arrangements.
- 3.11 No other aspects of the proposals affect access to or around the estate.

4. Conclusions

- 4.1 There is a proven and acknowledged problem with anti-social behaviour and criminal activity within the Estate.
- 4.2 This in turn gives rise to fear and a feeling of insecurity in residents.
- 4.3 The design of the Estate with high brick screen wall full length of Adelaide Road by virtue of the open pedestrian access points provides easy access to hidden areas of refuge away from public view and opportunities for surveillance which can encourage and promote anti-social and criminal activity.
- 4.4 The pedestrian paths through the Estate are not used by the wider community for access.
- 4.5 Provision of gates and railings to existing pedestrian gaps within the brick wall fronting Adelaide Road will have only limited effect on street scene, visibility and permeability.
- 4.6 There will be no loss of public access or route through the Estate, therefore its permeability and impact by members of the wider community will be unaffected.