

# F A L

WEST HAMPSTEAD POLICE STATION, 21 FORTUNE GREEN ROAD, LONDON  
DESIGN AND ACCESS STATEMENT  
FJM0MP-00169 – FULL PLANNING

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**WEST HAMPSTEAD POLICE  
STATION. 21 FORTUNE GREEN  
ROAD, LONDON NW6 1DX**

**FJMOMP-00169**

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Design & Access Statement in support of a  
Planning application for amendments to the  
pedestrian and vehicle entrance gates.

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October 2024

Planning

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Ref: 2524.PL.241011. Design and Access Statement

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Revision: B | Prepared By: MC/AF | Checked By: AF

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Revision: B Amended to client comments 31/10/24  
Revision: A Amended to client comments 18/10/24

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# 1.0 INTRODUCTION

This design & access statement has been prepared by FAL- Architects on behalf of the applicants, in support of a planning application for the replacement of an existing pedestrian gate and the installation of a new vehicle gate positioned in front of the existing vehicle gate.

The site is located on the corner of Hillfield Road and Fortune Green Road in West Hampstead, London. The facility is home to The Metropolitan Police with buildings supporting their use of the site.

The proposal seeks to replace the existing pedestrian gate on Hillfield Road, add an additional vehicle gate in front of the existing vehicle gate on Fortune Green Road and additional fencing to the western boundary. The works are required to meet current user security requirements.

The purpose of this report is to provide the background to the application and outline the scope of the work in relation to the works.

## 2.0 SITE LOCATION & CONTEXT

### 2.1 Site

West Hampstead is in north-west London within the London Borough of Camden. The site is located on the corner of Fortune Green Road and Hillfield Road, with a mix of retail and residential build types of various scales within close proximity.



(Above) Site location  
(Image courtesy of OS)

### 2.2 Context

West Hampstead Police Station is centrally located within the town a short walk from West Hampstead train station. The site is occupied by a Metropolitan Police Station with vehicle access from both Hillfield Road and Fortune Green Road leading to the rear yard and parking area. Pedestrian access is located solely on Hillfield Road. The site is not located within the Conservation area.



(top left) Image of boundary wall on the west side of the Stables building  
(top right) Image of vehicle gate from outside (Fortune Green Road)  
(bottom left) Image of pedestrian gate from outside (Hillfield Road)  
(bottom right) Image of western boundary wall

## 3.0 DESIGN – PROPOSAL – HILLFIELD ROAD

### 3.1 Proposal

The application is for the replacement of the existing pedestrian gate to meet user requirements. The existing gate is set within a wall 2.5m high. The existing 2m high gate has an infill panel above to the height of the top of the wall.

### 3.2 Use

The building use is unaltered.

### 3.3 Amount

The Pedestrian gate accessed from Hillfield Road will be replaced. The existing gate sits within the wall opening. The new gate will be set behind the existing wall opening to improve gate opening clearance. The height of the gate will be 2.4m with a serrated edge topping.

### 3.4 Layout

The position of the pedestrian gate will be moved to sit behind the existing opening. The gate posts will be set 60mm behind the wall with solid infill panels 60mm wide between the posts and the wall.

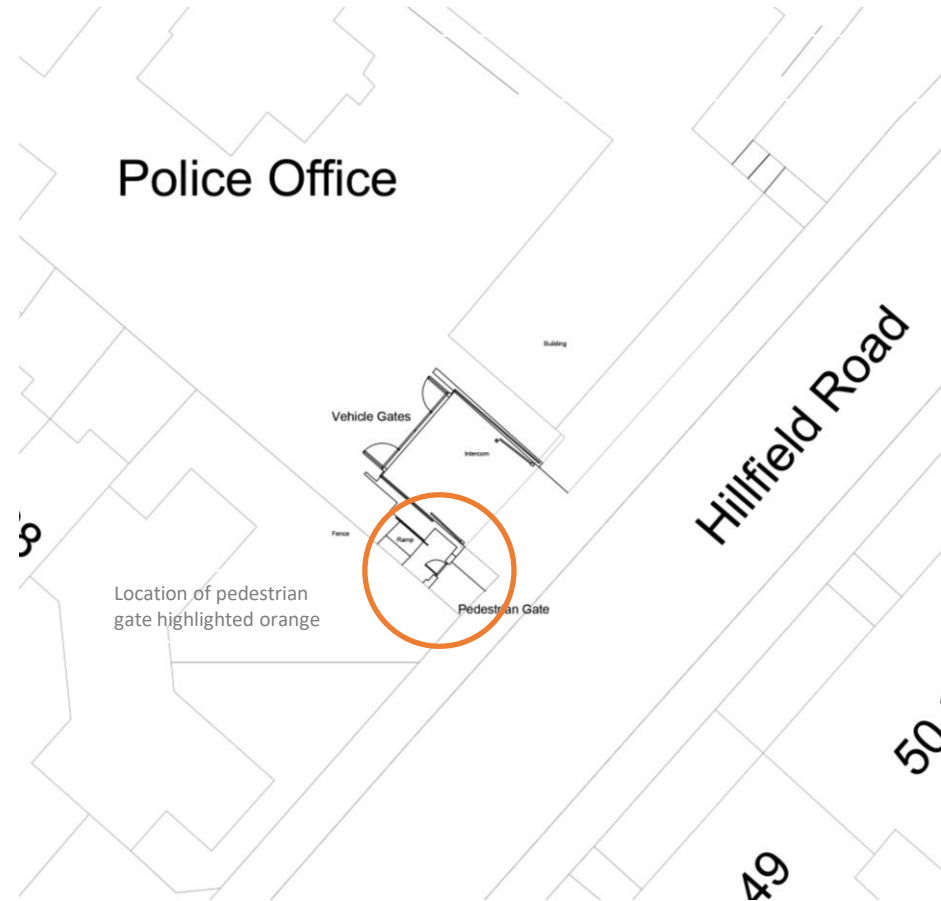
### 3.5 Appearance

The gate and fencing will be powder coated RAL 5002 (Ultramarine Blue) with colour matched 358 weldmesh panels and anti climb toppings. The colour matches the existing vehicle gate colour. Gate controls will be in locations to suit gate access, with some remedial works and making good to the render of the existing wall.

The site is located outside of the Conservation area which runs along Hillfield Rd

### 3.6 Access

The gate will provide a wider clear opening but overall access arrangements will remain as existing.



Site Plan showing proposed works

## 4.0 DESIGN – PROPOSAL – FORTUNE GREEN ROAD

### 4.1 Proposal

The existing timber gates, set between the main building and the stables building, accessed from Fortune Green Road are to be retained. The existing gates are 2.2m in height. The application is for an additional sliding vehicle gate in front of the existing vehicle doors to improve security arrangements for the site. Options to improve the security arrangement of the gated access to the courtyard have been carefully considered. Due to the complexity of the site and security requirements alternative options have been discounted due to their increased impact on the existing building and landscape.

### 4.2 Use

The building use is unaltered.

### 4.3 Amount

The additional sliding vehicle gate is accessed from Fortune Green Road and will supplement the existing vehicle gate. The new gate and fencing will be 2.4m high. New fencing will be located to secure the side of the gate which will return around and meet with the stables building. An existing area of hardstanding will be used to house the sliding gate and 5sqm of existing planting will be taken over to allow the gate to slide in the open position.

### 4.4 Layout

The existing vehicle gate will remain in its current location, with the proposed sliding vehicle gate situated in front, on the insecure side lining through with the front of the main building. The new fencing will extend past the front of the stables building and two existing windows. The windows are to existing rooms which are rarely occupied and used mainly for storage.

### 4.5 Appearance

The gate and fence will be powder coated RAL 9005 (Jet Black) with colour matched 348 weld mesh panels. Gate controls will be in locations to suit gate access, with some remedial works to the kerb line, 5sqm of the existing landscape and hardstanding finishes made good.

### 4.6 Access

The proposed vehicle gate will be positioned in front of the existing gate to provide enhanced security to the existing access into the site.



Site Plan showing proposed works

## 5.0 DESIGN – PROPOSAL – STABLES BUILDING FENCING

### 5.1 Proposal

The application is for additional sections of high level fencing on the west side of the Stable building to meet security requirements. The existing brick wall is approximately 1.9m high

### 5.2 Use

The building use is unaltered.

### 5.3 Amount

New fencing will be located on top of the existing brick wall to secure the side of the site and provide a boundary treatment to 3m high.

### 5.4 Layout

The fencing will span between the buildings aligned to the position of the existing walls

### 5.5 Appearance

The fence posts will be powder coated RAL 9005 (Black) with colour matched 358 weld mesh panels.

Further information on external appearance is provided on drawing 2524-FAL-PL-37.

### 5.6 Access

Access is unaltered



Site Plan showing proposed works



## 6.0 CONCLUSION

### 6.1 Summary

The works involve upgrade works to the pedestrian and vehicle gate access as well as improved security with new fencing to the western boundary

The proposals have been carefully considered to meet the stringent security requirements of the user while reducing the impact on the existing building and immediate landscape.

We look forward to proactively working with the local authority to help secure the proposal and a positive application process.