



DESIGN & ACCESS STATEMENT

**for
Proposed New Railings,
Vehicle and Pedestrian Gates**

**Laystall Court
Mount Pleasant
London
WC1X 0AH**



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January 2014

1. **Introduction**

- 1.1 This statement accompanies a Full Planning Application for replacement enclosing railings and vehicle and pedestrian gates to the access and land at Laystall Court, MountPleasant, London, WC1X 0AH.
- 1.2 The aim of this statement is to demonstrate the design process involved and how the proposed works are appropriate in planning terms.
- 1.3 The statement is written to meet the requirements of Article 4C of the Town & Country Planning General Development Procedure Order 1995, as amended, and Section 3 of DCLG Circular 01/06.

2. **Site and Surrounds**

- 2.1 The application site is the private estate comprising 30 number self contained residential flats in a 15 storey high purpose built block.
- 2.2 Around the block is an area of external car parking, common access and planting areas.
- 2.3 The principal entrance to the block is at the rear, east, elevation.
- 2.4 Adjoining the site to the east is a multi storey block of flats and offices on Rosebery Square and the Christopher Hatton Primary School. To the south further multi-storey mixed use block on Poole Buildings. To the west an area of open paved highway land to Mount Pleasant and vacant land beyond. To The north is a terrace of 4 storey residential properties, nos 47-57 being Listed Buildings.
- 2.5 The site lies within the Hatton Garden Conservation Area at the north western corner.

3. **Amount, Layout, Scale and Appearance**

- 3.1 The proposal is to provide new steel railings to the south of the block and fronting Poole Buildings. These will replace the existing painted railings and be of increased height. Pedestrian gates will be included to the previously existing locations. These will have automated entry control systems linked to the existing door entry systems.
- 3.2 To the north of the block, fronting the residents' car parking area, new railings with vehicle gates to enclose and secure the currently open space. These will have automated entry control systems linked to the existing door entry systems.
- 3.3 The need for this enclosure is to restrict unauthorised access and antisocial behaviour which currently occurs, detrimental to the living

standards and amenity of the existing residents. It is understood this antisocial activity is known to the Police and authorities.

3.4 The design, scale and appearance of the railings and gates is similar to other buildings in the area and other Camden owned housing estate. This is a Camden owned housing block.

3.5 Proposal is for railings to be 2m high above the existing dwarf walls for security reasons to guard against unlawful entry.

4. **Landscaping**

As a result of the proposal existing landscaping of the site will not be affected.

5. **Access**

No alteration to the access is proposed.

6. **Conclusion**

The applicants are responding to residents and tenants' concerns to deal with an attempt to exclude unauthorised access and antisocial behaviour from this area in close proximity to residential dwellings.



1. View from Mount Pleasant/Pooles Buildings



2. View Along Pooles Buildings



3. View From Mount Pleasant



4. Existing Access to Mount Pleasant



5. Access ramp down to residents parking area



6. Ramp up from Residents parking area