

Design and Access Statement

USE

The proposal involves the installation of a raise arm barrier at the entrance of the car park to Byron Court to deter unauthorised vehicles from parking in the car park. This proposal is in light of Government plans to ban private vehicle clamping companies; the method which is currently being used to deter unauthorised vehicles from parking in the car park. Byron Court is a residential block of flats. The building is currently fully occupied with mixed tenants.

AMOUNT

The site area measures approximately 274 sq m.

LAYOUT

The raise arm barrier has been carefully designed and located on the left hand side of the car park entrance to minimise the amount of excavation required for power cables running from Byron Court to the barrier and to also screen the barrier behind the existing tree to the left hand side of the car park entrance when the barrier is raised. The barrier is situated at the entrance to the car park and does not impact on the number of car parking spaces within the car park. Furthermore there is sufficient space to the right hand side of the raise arm barrier to allow for pedestrians to gain access to and from the car park from Fairfax Road. Pedestrian and authorised vehicle ingress and egress to the site will be fully maintained.

SCALE

The raise arm barrier is considered to be in proportion to the scale of the building and the existing car park entrance. Further to this the barrier only just exceeds Camden Council's maximum 1m height of a fence, gate or wall before a Full Planning Application is required.

APPEARANCE

The proposed raise arm barrier has been carefully designed to reflect operational requirements, whilst ensuring that its in-keeping with the existing building and the surrounding area. When raised, the barrier is almost completely screened by the existing tree to the left hand side of the car park entrance. No existing planting, trees or existing structures will be removed or

demolished as a result of this proposal. The barrier will be painted in a white and red stripe to make it clear for drivers. Further details are also provided in the attached brochure.

ACCESS

The proposed raise arm barrier will not impede the flow of traffic along Fairfax Road in any way due to the barrier being situated 4.2m from Fairfax Road. This will give sufficient room for cars to wait without impeding traffic whilst the barrier opens. Emergency vehicle access to the car park is maintained due to a manual over ride switch on the barrier that enables the arm to be manually raised. Pedestrian access in and out of the building and car park remains unchanged as there is a separate pedestrian access to the building to the left hand side of the car park entrance and the access along the existing paved footpath to the right hand side of the car park entrance is *maintained*.

AR/CBG/Bldg
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