

DESIGN/ACCESS STATEMENT

PROPOSED – variation of design (condition 3) to planning ref 2011/1569/P

Erection of gates to private access road at Gottfried Mews, Fronting Fortress Road, NW5 2HR

Prepared by

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Use**

Amount

The proposals do not alter the amount of development, being a variation of design only.

Layout

Due to the minimal variations in the scheme's design and no change to its layout or positioning, this variation will not have an impact to the external surroundings, and will not have a detrimental effect on the neighbouring properties, nor will it affect parking or access.

Scale

The variation proposals offer no alteration to the scale of the scheme, being identical in size and volume etc.

Landscaping

There is to be no landscaping in the proposed works.

Appearance

The external appearance is not changed greatly as the design is still presented as being traditional in nature, with the use of standard but ornamental style of metal work fabrication as with the original approved design.

Access

The proposed changes do not offer any variation to the impact on the existing public and private transport arrangements within the area from the original approved design.

Conclusion

The reason for variation of the scheme is to make a more economically viable and regular design, while still fulfilling the brief of the scheme to present a traditional and architecturally interesting appearance of the gates.

Upon technical design, the original scheme presents several problems with the bracing and support of heavy gate members, and required re-assessment of some structural elements to achieve a workable solution to the need.

Consequently an altered design is being submitted which simplifies the construction, but not to the detriment of the design of the gates in question.