

Design and Access Statement

for

Proposed new metal gates to Tudor Close on Glenloch Road London NW3

24 May 2010

Introduction

1. The object of this Design and Access Statement is the proposal for the erection of 2 pairs of gates to replace existing gates located in the grounds of Tudor Close, adjoining Glenloch Road, London NW3.
2. The structure of this statement, where appropriate, broadly follows the guidance published in 2007 from the Commission for Architecture and the Built Environment ('CABE'), by adopting the headings of: process, use, scale, appearance and access

Context

3. Tudor Close is a private residential development located between Belsize Avenue and Glenloch Road. It was constructed around 1938.
4. The development consists of three individual rectangular blocks of 4-storeys broadly orientated in a north-south orientation and set in landscaped grounds.
5. The façades of the blocks are brickwork with tiled pitched roofs. The brickwork and tiles, along with building elements such as entrance doors, bay windows and leaded glazing, are expressed to mimic a Tudor architectural style.
6. Two private service roads, which run perpendicular to and connect Belsize Avenue and Glenloch Road, serve the three blocks. At either end of each of the service roads free-standing brick arches delineate the pedestrian and vehicular entrances to Tudor Close. The brickwork of the arches is also expressed in a Tudor style, similar in character to the buildings.
7. Installed between the brickwork arches delineating the vehicular entrance at the Glenloch Road end of the service roads are existing painted metal gates, approximately 1 metre tall. These gates are permanently locked, but provide access to the Fire Brigade as required.



Existing brick arch structure with metal gate at lower Glenloch Road (between 40 and 42)



Existing brick arch structure with metal gate at upper Glenloch Road (between 26 and 28)



Existing metal gates are in poor condition

Process

8. The following issues informed the process for deriving a design for the replacement gates:
- (i) planning policy,
 - (ii) the function and use of the existing gates,
 - (iii) the physical context adjacent and around the location of the gates, and
 - (iv) comment provided by a duty planning officer on a draft initial proposal of the London Borough of Camden ('Camden').

Consideration of these issues will be detailed in the following sections.

Use

9. As noted above, the existing gates are locked with provision for Fire Brigade access as required. The condition and age of the existing gates are such that their fixings to the brick arches are fragile, and so require replacement.
10. The use of the proposed gates, being replacements for the existing, remain the same.

Scale and Appearance

11. For the purposes of this Statement and in light of the size of the object matter of the application, the headings of scale and appearance have been combined.
12. There are 2 policies in Camden's Unitary Development Plan (UDP) which are relevant to the design of the replacement gates, namely policy B3(B) – Townscapes: 'Alterations and extensions' and policy B7(A) – Conservation Areas: 'Character and appearance'.
13. Policy B3(B) states the following:

"Where it considers it would cause harm to the appearance and setting of a building or the established character of the surrounding area, the Council will not grant consent for: a) the infilling or covering of front light wells; b) excavation to create new basements; or c) the inappropriate alteration and replacement of boundary enclosures.

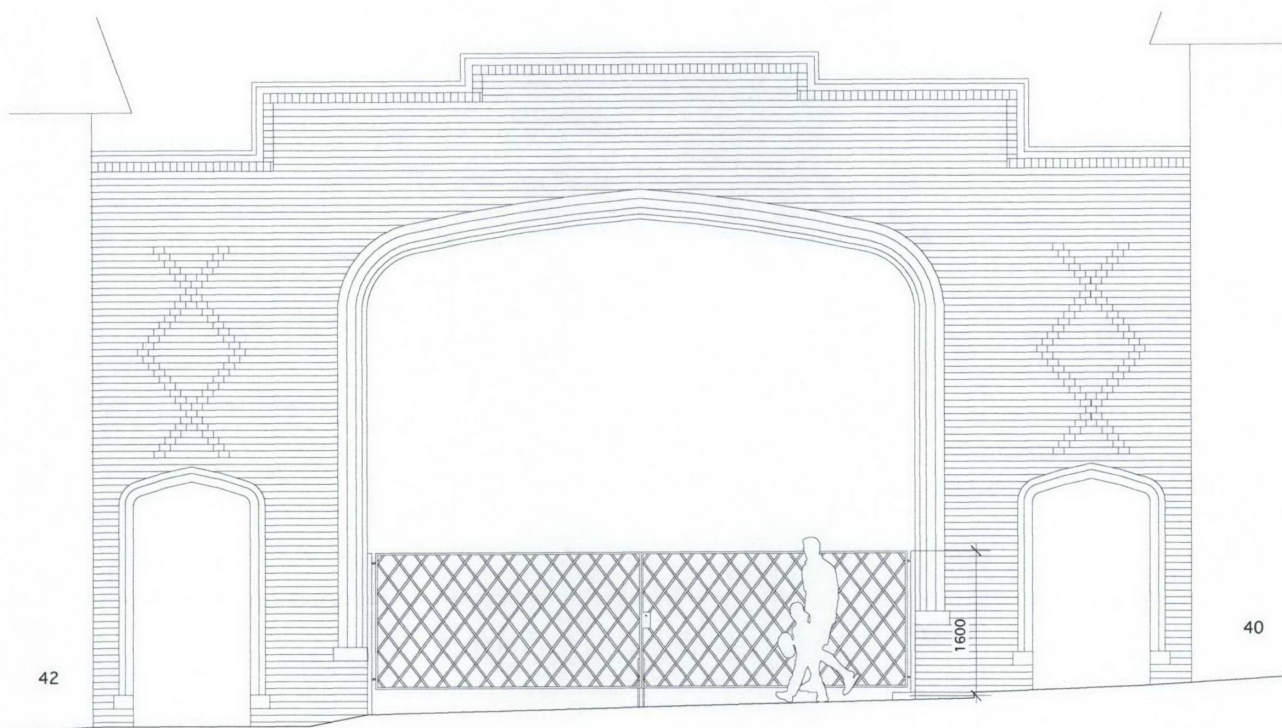
Boundary enclosures, such as railings and walls are characteristic features in large parts of Camden; however, in most cases this is not a matter that can be regulated by the Council. The retention of boundary enclosures will be sought by the Council where this is a matter that can be regulated. The erection of replica railings or new walls to a traditional pattern or specification will also be encouraged where appropriate. The retention of boundary enclosures can also have a positive effect for crime prevention and this should also be taken into account. Conservation areas are particularly sensitive to the loss of traditional boundary enclosures".

14. Policy B7(A) states the following:

"The Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area. The Council will not grant planning permission for development outside of a conservation area that it considers would cause harm to the conservation area's character, appearance or setting".

15. The existing gates are of a utilitarian design, consisting of a painted tubular steel frame with a mesh or 'chicken wire' infill and fixed to the brick arches with steel angles and exposed bolt fixings. Over time the gates have become worn and battered and structurally inadequate as vehicular gates. The existing gates can not be said to be in keeping with the prevailing architectural style of Tudor Close and the overall character of the area.
16. The installation of replacement gates is therefore an opportunity to remove the unsympathetic appearance of the existing gates with ones more in keeping. The design of the replacement gates therefore aims to respect the 'grain' of the prevailing architectural style of Tudor style of Tudor Close, as well as the typical style of architecture found in the Belsize Park conservation area.

17. The design of the new gates is a continuation of the Tudor theme. A diamond motif commonly used for brickwork or glazing bars in Tudor style buildings, is employed to form the pattern of the gates. The spacing of the bars is 180 mm x 180 mm, sufficiently wide so the transparency through the proposed gates is no worse than the existing gates. The pattern is contained in a simple but elegantly proportioned rectangular frame. The proposed gates are distinctively contemporary yet using familiar traditional motif, which works well with the existing Tudor style brick arched structure. The proposed gates will be made of thin profile metal bars and will be painted in black.



Proposed gate elevation



Fine chimney and parapet detail on estate building



Brick paving pattern found in estate's ground

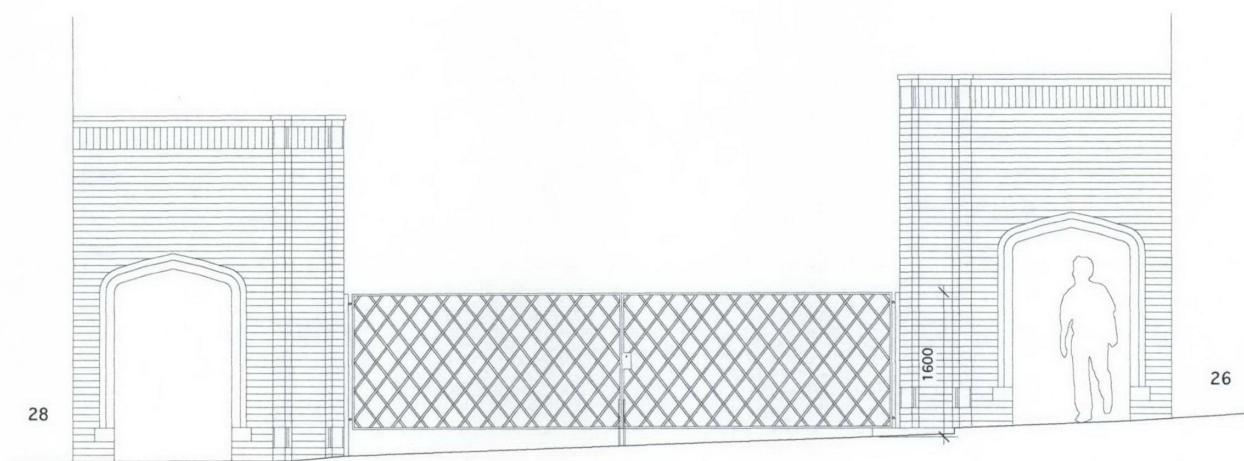


Brick arch detail showing tudor style arch and brick ornament diamond pattern

18. From observation of other painted metal boundary enclosures in the Belsize Park conservation area, it was seen that there is a prevalence of generic painted open steel gates, constructed out of bars fixed to horizontal plates. The heights of gates observed varied from around 1.6 to 2.0 metres.
19. In addition, in consultation with a duty planning officer, the open-construction of the design provides gates which are not overbearing or out of scale. Moreover, the height of the proposed gates of 1.6m has been adopted to further enhance the open feel of the gates by being below the average person's sight-line.
20. On this basis, the proposal can be seen to accord with the requirements set out in policies B3(B) and B7(A).

Access

21. The access arrangements through the brick arches remain unchanged with the proposed installation of the replacement gates, whereby the street and pavement levels remain as existing. The gates open inwards as existing.



Proposed gate elevation



Belsize Lane

Belsize Avenue

Perceval Lane

Precedent painted metal gates found in Belsize Conservation Area

The playfulness of the design and good build quality of the new gates will not only preserve the existing character of the estate, but also enhance the character of the street and give positive contributions to the surrounding neighbourhood.