

---

## 557 – HIGHGATE LOW SECURE UNIT

### DESIGN AND ACCESS STATEMENT

---



---

Rev	Date	Details	Prp by	Chk By	Ath by	Status
-	14.08.2009	First Issue	FD	RR	RF	c

---

*a/preliminary b/comment c/information d/coordination e/approval f/tender g/construction h/record*

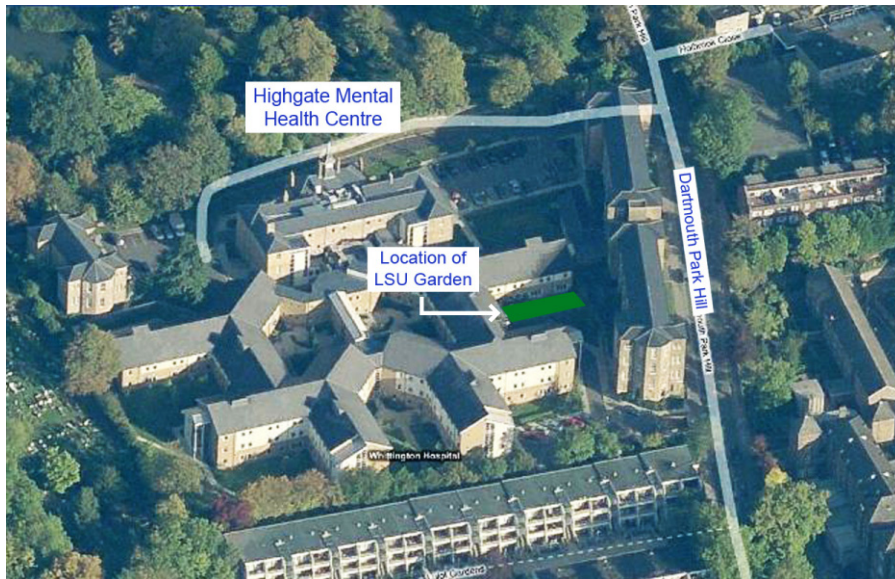
## 1. PLANNING APPLICANT

- 1.1 This planning application is being made on behalf of Camden and Islington NHS Foundation Trust. MAAP Architects are acting as the Trust's Agent in submitting this application.

## Design and Access Statement

## 2. SITE AND LOCATION

- 2.1 The site of the planning application is located off Dartmouth Park Hill within the Highgate Village Conservation Area (Post Code: N19 5NX). It forms part of the Highgate Mental Health Centre (HMHC) which is owned and operated by Camden and Islington NHS Foundation Trust (Drawing No. 557\_G10\_00\_0\_02130).
- 2.2 The HMHC consists mainly of adult acute inpatient wards. The Trust has determined the need for additional inpatient accommodation for low secure patients. This will be located within an existing building, Block 4, Level 1 (Drawing No. 557\_G10\_00\_0\_02131). The main driver for the project is the need for local low secure provision that can treat local service users in their own locality and reduce the Trust's dependence on out of area placements.
- 2.3 In order to provide a more therapeutic environment for these service users, access to secure external space is considered to be an important requirement. Ideally, this should be in the form of a garden that is accessible directly from the ward. The location of this garden is indicated in Drawing No. 557\_G10\_00\_0\_02132 and in images 557\_IMG\_02008 and 557\_IMG\_02003. The area of the garden is 131m<sup>2</sup>.



557\_IMG\_02008  
LSU Garden: Location and Site Context



557\_IMG\_02003  
LSU Garden: Proposed Location

### **3. PROPOSED FENCE**

3.1 This planning application addresses specifically the enclosure of this garden by a 5.2m high wire mesh fence. This fence is designed to achieve a number of objectives:

- It will provide a secure area for the benefit and amenity of the service users of the new ward.
- It will allow for privacy by helping to screen the ward. A planted buffer zone will form part of this strategy to ensure visual privacy.
- It will help prevent the passing of contraband items into the ward from outside.
- The height of the fence, which conforms to recommended standards for secure inpatient units, will help prevent service users from absconding.

3.2 The fence will bound the south and east facing aspects of the garden. The total linear length of the fence is approximately 28m.

### **4. SPECIFICATION**

4.1 The specification of the proposed fence will be of a standard used in similar circumstances to provide secure enclosures. It will satisfy the requirements for Category: 2 (Security) and Category: 3 (High Security) fences as prescribed by BS 1722-14:2006 – Open Mesh Steel Panel Fences. It will consist of heavy high security welded panels, of an anti climb rectangular mesh, supported by posts. The finger-proof wire mesh provides a substantial barrier that is difficult to climb and penetrate.

4.2 In spite of the small mesh aperture, the fence has good see-through characteristics which helps to minimise its visual impact as illustrated in 557\_IMG\_02004. The standard colour of the fence panels and posts will be green (RAL 6005). The construction of the fence should have no impact on existing service provision.



557\_IMG\_02004

Example of Proposed Fence System (Source: Betafence, Securifor 358)

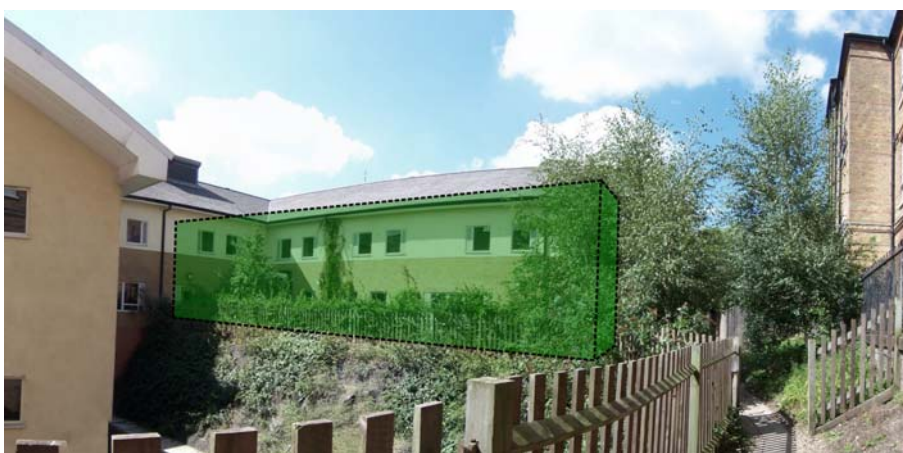
## 5. VISUAL IMPACT AND APPEARANCE

- 5.1 The Low Secure Unit garden is discreetly located on the site. It will not be visible from the HMHC main entrance building or the car park. The fence will therefore have no visual impact on the character and setting of the established buildings within the Highgate Village Conservation Area.
- 5.2 For users of the site, the garden will only be visible from a side path that runs between the new buildings of HMHC and one of the former ward blocks that fronts on to Dartmouth Park Hill (This is indicated in image 557\_IMG\_02006).
- 5.3 From the Dartmouth Park Hill, the garden and fence will not be visible nor will they be seen from Highgate Cemetery or Waterlow Park.
- 5.4 The height of the fence means that it will be visible from some of the adjoining inpatient accommodation, specifically from the north-facing bedrooms in Block 3 and from Block 4, Level 2. However, the good see-through visibility of the fence will mean that its visual impact will be limited.





557\_IMG\_02005  
LSU Garden: Proposed Location Viewed from Path



557\_IMG\_02006  
LSU Garden: Indicative Line of 5.2m Fence

- 5.5 Please refer to the submitted drawings (Nos. 557\_G20\_00\_0\_02135 and 557\_G20\_00\_0\_02136 which indicate the line of the fence in relation to the south-facing facade of Block 4 and the east-facing facades of Block 3 and 4

## 6. ACCESS

- 6.1 The primary access to the Low Secure Unit garden will be from the inpatient ward which is on the same level as the garden. The location of the existing door into the garden from the ward will be retained.
- 6.2 A gate in the fence will be provided, but the intention is that this will only be used in emergencies or for maintenance purposes. The gate will therefore be locked. The fence will not affect access by staff or visitors to the HMHC.

## **7. PLANNING APPLICATION DRAWINGS**

7.1 The drawings submitted with this application are listed below:

Dwg No.	Dwg Title
557_G10_00_02130	Site Location Plan
557_G10_00_02131	Existing Site Plan
557_G10_00_02132	Proposed Site Plan
557_G20_00_02133	Existing Elevation A
557_G20_00_02134	Existing Elevation B
557_G20_00_02135	Proposed Elevation A
557_G20_00_02136	Proposed Elevation B