

**FLATS A-G, 45 BELSIZE PARK GARDENS, LONDON, NW3 4JL**

**PROPOSED SECURE GATE / DOOR ENTRY SYSTEM**

**DESIGN & ACCESS STATEMENT IN SUPPORT OF PLANNING APPLICATION**

**25 MAY 2007**

**1. Reason for Development**

The purpose of this development is to improve the security for residents to the above property, by providing a secure gate to the side path.

During the public consultation for this project, a number of residents raised concerns over their personal security when accessing the side path to their flats, and over the security of their properties.

**2. The Site**

The property is located at 45 Belsize Park Gardens, London, NW3 4JL

The property consists of a semi detached 4 storey building previously converted into 7 No. flats. 1 No. flat is accessed from the original main entrance door, with 5 No. flats accessed from a side door opening onto communal entrance area, with one further flat accessed from the side path at basement level to the side of the property.

**3. Proposed Development**

The proposal is to erect a security gate and screen system across the side path at basement level to provide secure and controlled access to the rear of the property. This will comprise a steel open bar security gate and door entry panel, with surrounding open bar screen to infill the openings. It is accepted that the proposals will not provide complete security to the estate as it is impossible to prevent unauthorised access to the rear of the property.

**4. Construction and materials**

The gate will be stainless or galvanised steel with a durable powder coated finish. The panels shall have a design of rigid vertical railings. Fittings shall be concealed and the entrance panel will be fixed to the screen / solid panel with tamper resistant screws.

The door will have an electrically operated keep and door release, and a suitable door closer adjusted to ensure that the door operates in a controlled manner without slamming.

The tenants' telephone handsets and door release buttons are to be located in an accessible location between 750-1000mm above floor level and within 5m of the entrance door. These will have individual adjustments for the volume of the call and reassurance tones, and the facility for the addition of extra handsets and hard of hearing aids.

## **5. Highway Matters**

Vehicular access to the estate will be unchanged by these proposals.

Pavements will not be affected by the works.

## **6. Contractor's Access**

Access for the installation of the gate will be via the site set up arrangement and the side path.