

# **Design & Access Statement**

**Proposed Pedestrian Gate at  
No 15 Prince Albert Road,  
London NW1 7SR**

Job No: 260

Revision: -

Date: July 2014

# **Alan Higgs Architects**

# **Contents**

**1.0 Introduction**

**2.0 Design & Access**

**3.0 Supporting  
Documentation**

## **1.0 Introduction**

We have been asked by our clients, Mr & Mrs Chandaria, to prepare this application for planning permission and listed building consent for a new pedestrian gate in an existing masonry wall at No 15 Prince Albert Road, London NW1.

There is an existing planning permission (2012/4437/P) and listed building consent (2012/4438/L) in place for the property and construction works are ongoing.

This Design and Access Statement should be read in conjunction with our accompanying architectural drawings.

## 2.0 Design & Access

### DESIGN

#### D1. Use

The property is currently Use Class C3(a) Residential Dwellinghouse and there is no change proposed to this. The property is Grade II Listed and the proposed works fall within the curtilage of the property.

#### D2. Amount

There are no changes proposed to the amount of floor area on the site.

#### D3. Layout

The proposed alteration includes a new pedestrian gate to the Prince Albert Road boundary wall and will be located immediately adjacent to the existing sliding vehicular gate. The new pedestrian gate will promote better safety and security for the occupants of the dwelling.

#### D4. Scale

There will be no change to the scale of the property.

#### D5. Landscaping

There will be no change to the proposed landscaping given consent in planning permission 2012/4437/P.

#### D6. Appearance

The new pedestrian gate will be 0.9m wide and of a height that matches the adjacent vehicular gate. Its construction will also match the vehicular gate, consisting of a black painted metal frame and vertical bars with decorative finials.

### ACCESS

#### A1. Vehicle & Transport Links

There are no changes proposed to existing vehicle and transport links.

#### A2. Inclusive Access

The alteration to the front boundary wall to form a new pedestrian gate will improve access into the property for occupants and visitors alike. Safety and security will also be improved due to the reduction in use of the large sliding vehicular gate.

### **3.0 Supporting Documentation**

The following supporting documentation has been produced to accompany this application:

#### **Alan Higgs Architects Drawings**

260\_Location Plan

260\_PD300  
Existing Site Plan

260\_PD301  
Pedestrian Gate  
(includes existing and proposed plans,  
elevations and details)

260\_Heritage Statement