

DESIGN & ACCESS STATEMENT

SIDNEY ESTATE NW1



SECURE FENCING PROPOSALS

For

Origin Housing

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**THIS REPORT IS TO BE READ IN CONJUNCTION WITH ARCHITECTS DRAWINGS:
(not in this document – issued separately)**

3629/PL 00 SITE LOCATION PLAN

3629/PL 01 ALDENHAM STREET FENCING

3629/PL 02 CHALTON STREET FENCING

3629/PL 03 BRIDGEWAY STREET FENCING

3629/PL 04 WERRINGTON STREET FENCING

3629/PL 05 INDICATIVE PHOTO VISUALS

INTRODUCTION

This design and access statement is in support of a planning application for extension of the existing railings surrounding Sidney Estate to provide a secure perimeter to the estate.

All of the properties within the estate are owned by social housing landlord Origin Housing.

It should be read along with drawings:

3629/PL00, 3629/PL01, 3629/PL02, 3629/PL03, 3629/PL04, 3629/PL05.

SITE ANALYSIS AND EVALUATION

The application site is an estate made up of 6 blocks with a central communal courtyard and surrounded by 4 streets; Aldenham Street, Chalton Street, Bridgeway Street & Werrington Street.

The site is located just to the North of London Euston Rail Station and Euston Underground Station and has good transport access links.

PLANNING

The site is designated as residential, so no issues of change of use arise. The site is not in a Conservation Area nor does it contain any listed buildings.



PROPOSALS

The proposal is to carry out works to improve the security across the entire estate site by securing the estate boundary and installing new electronic door entry systems to the boundary gates.

The proposal is to retain the existing railings, including the decorations within them in order to retain the character of the estate perimeter. These railings will then be extended to a height of 2.5m from ground level. The existing brick piers are to

be extended to suit the new height of the railings, their appearance being retained by removing the stone copings, extending the brickwork to match the existing, then re-seating the copings

The proposal includes two new street access pedestrian gates along Aldenham Street. The existing dwarf walls and railings will have to be adapted to suit in these locations.

The residents of the estate have been involved throughout the design process, culminating in an

exhibition of the proposals, within the estate courtyard, at which the indicative proposal images were presented and the residents selected the proposed fencing method and style. The report that was put together following the exhibition as well as the indicative images are included as appendices to this statement.

IMPACT STATEMENT/CONCLUSION

These proposals will have a positive impact on the estate, providing increased security for to the properties and allowing the central communal courtyard to only be accessible to the residents. These works should in turn decrease crime in the estate.

SUSTAINABILITY

Materials

The new works will use materials and construction types which match the existing.

Waste

Construction waste: during construction the Contractor will be required to implement a plan for the effective re-use or recycling of construction waste.

Management

The contractor selected to carry out construction will be required to adopt a Considerate Constructors scheme.

APPENDIX A – EXISTING AND
INDICATIVE PROPOSED FENCING
IMAGES

Aldenham Street – St. Nicholas
flats entrance



Aldenham Street – St. Anthony's
flats entrance



Chalton Street – St. Anthony's
flats entrance



Bridgeway Street – St. Francis
House entrance



Bridgeway Street – St.
Christopher's House



Werrington Street – St. Nicholas
Flats



APPENDIX B – EXHIBITION REPORT

The Exhibition

A display was set up in the Sidney Estate courtyard on Saturday 30th October 2014, and was open to residents between 10.00am and 12.00 noon. The display consisted of Presentation boards showing plans of each of the entrances with views of the gates and railings as existing, as proposed at 2.1m high, and as proposed at 2.5m high. A full-size mock-up of each the railing heights was included with samples of defensive “spiky” planting.

A sample of the video access control system was also made available for a demonstration to the residents.

Origin members had publicised the exhibition to residents widely in advance. Three staff members from BPG attended, with a number of staff from Origin Housing Association, to explain the proposals. Origin had arranged for a food tent to be provided.

Residents who visited the exhibition were asked to enter comments on a standard form, which asked three questions:

- if they agreed with having a new security system at the entrance boundary with new railings, fob and entry phone system,
- if so would they accept high security railings at 2.1m high,
- or extra high security railings at 2.5m high.

Comments by Residents

Copies of the forms returned are attached. Residents who responded were from all blocks on the Sidney estate.

Thirty one copies of the form were filled-in and returned: of these all but one agreed to the new security measures. All residents except for two preferred to have the extra high security railings at 2.5m high.

Other comments made:

- Some residents preferred to have new windows before a new security system (from St Francis and St Christophers)
- Residents preferred the brick and stone piers to be extended in height with the railings
- They questioned whether the entryphone system was robust enough to cope with attempts at vandalism, as a failed system would allow outsiders into the buildings.
- Many of the residents welcomed the proposals for new defensible planting with the new railings

In summary virtually all residents who visited the exhibition were very keen for the new installation to proceed.



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