Design and Access Statement for the Erection of a Gate

Application Ref: 2015/4519/P – 134 Greencroft Gardens

Description of existing property and site

The property consists of a driveway 3m wide and 39m long providing access to three Victorian (circa 1875) houses located off Greencroft Gdns. The driveway is the only access the houses have with Greencroft Gdns and provides access to no other property, public foot path, public space, etc., (see red boundaries on site location plan). The driveway is bordered on the east by a 2.05m high garden wall and on the west by a a similar wall and the exterior wall of 136 Greencroft Gds and the entrances of nos. 1& 2of 134 Greencroft Gds. Originally the three houses were farm stables before the area was developed in the early 1900’s and were converted into residential homes many years ago but most likely shortly after their use as stables became redundant.

Design principles and intended use

The principle on the gate is simply for increased privacy and security. The gate will be kept closed but unlocked during the day to discourage unwanted visitors, particularly dog owners and their pets, but allowing access for postmen, utility personal, deliveries, refuse collection, etc. The gate will be locked at night (approximately 9pm to 7am) for greater security.

Description of lay out, scale, appearance, concept, and landscaping

The gate will be 2950mm in width and 1900mm high rising to 2030mm (not 1913mm, please note the addition correction on the scale drawing) at the center and hinged onto the west wall inside the pillars of the garden walls, thus set back 600mm from the pavement (see blue line on site location plan). The gate will be 400mm shorter than the pillars and 100mm shorter than the garden walls. The gate will be made of welded steel painted black capped by “spear heads” plus extra dog bars along the bottom to a height of 700mm also capped with “spear heads”. The design was based on other gates in the general area, in particular 76 Priory Rd for style and size. There will be no alterations to any existing landscaping.

Access

There will be no alteration to access during the day except for the obvious exception for the necessity to open the gate. For security reasons the gate would be locked at night. Access to the electric sub station evident in the site location map would remain as it has always been, via the parking lot of West End Court.