

TANT

BUILDING MANAGEMENT LTD

Red Lodge • Tollgate Road • North Mymms • Hatfield • Herts AL9 7TW
T: 01727 822965 • F: 01727 826439 • E: info@tantbuildingmanagement.co.uk
www.tantbuildingmanagement.co.uk

Roscommon House, 2 Lyndhurst Gardens, London NW3 5NP Design & Access Statement

25th May 2016

1.0 Introduction

This statement accompanies a Full Planning Application for the formation of a new gate and side railings at the vehicular entrance of Roscommon House, 2 Lyndhurst Gardens, London NW3 5NP. In preparing this statement, reference has been made to London Borough of Camden's Local Plan SPD and is to be read in conjunction with the drawings enclosed to this application.

The client has need for additional security and privacy to be provided for the residents of the flats at Roscommon House, 2 Lyndhurst Gardens. Care has been taken in the design in order to incorporate the proposed elements into the existing vehicular entrance layout.

2.0 Proposal – General Considerations

The proposed design and materials are meant to be in line with local material and designed in line with the local character of the Fitzjohns Netherhall Conservation Area. The proposed gate and side railings is to match the existing gate and side railings at the adjacent property, No.4 Lyndhurst Gardens. The iron gate and railings follow the existing character of the area both in material and design.

3.0 Planning Considerations

The property is in the Fitzjohns Netherhall Conservation Area, but is not listed.

Given the small scale intervention, we believe the proposal has no impact on amenity of neighbours.

The vehicular entrance, as it allows free access to the grounds of the property. The proposal is to enhance security to the entire property by allowing for local residents to maintain control over its ground.

We believe, that on these premises, approval should be granted to this application.

End of Statement