

45 Maresfield Gardens

Parking and Access Survey

Maresfield Gardens
Netherhall Gardens
Nutley Terrace (West of Fitzjohns Avenue)

Doyle Town Planning + Urban Design
for

Mr Kfir Chevinski



Figure 1. Altered access with tall piers and boundary wall giving access to a rear car parking area associated with a clinic. Sign confirms vehicular access also acts as main pedestrian entrance to clinic at rear. (6 Netherhall Gardens). Listed Building. Development approved to rear via driveway (App. ref. PWX0003092).



Figure 2. Double vehicular entrance to single property with tall brick piers and boundary wall (1 Netherhall Gardens).



Figure 3. Double vehicular entrance to single property with tall brick piers and boundary wall (1a Netherhall Gardens).



Figure 4. Widened crossover and widened vehicular double entrance. (3 Netherhall Gardens).



Figure 5. Widened crossover and widened vehicular double entrance. (3 Netherhall Gardens).



Figure 6. School with widened crossover and widened double entrance at 'School' markings on the highway (5 Netherhall Gardens).



Figure 7. School with widened crossover and widened double entrance at 'School' markings on the highway. Right hand space off-set from crossover/ dropped kerb (5 Netherhall Gardens). No relevant planning history found.



Figure 8. Two separate forecourt parking spaces serving a single property adjacent to the Junction of Netherhall Gardens with Nutley Terrace and diagonally opposite a school. Right hand space has no formal crossover and tall wall to the right (7b Netherhall Gardens).



Figure 9. Left hand space has no crossover and tall boundary walls to either side. Right hand space has tall boundary wall to left hand side. Both spaces at junction of Netherhall Gardens with Nutley Terrace and diagonally opposite a school (7a and 9 Netherhall Gardens).



Figure 10. Narrow school entrance (shared vehicular/pedestrian entrance) with tall boundary walls and piers (16 Netherhall Gardens corner with Nutley Terrace).



Figure 11. Widened vehicular entrance off-set from crossover/dropped kerb position (Otto Schiff House Netherhall Gardens / corner of Nutley Terrace).



Figure 12. Car park entrance to university halls of residence with tall boundary wall and pier to the left hand side and mature shrub planting to the right hand side (41a Nutley Terrace)

DRAFT



Figure 13. Rear (possibly service) entrance to school with tall brick piers and walls to either side (16 Netherhall Gardens corner in Nutley Terrace).



Figure 14. Redevelopment with two vehicular entrances retained but serving separate parking areas. (Samara Mansions 11 Netherhall Gardens).



Figure 15. Redevelopment with two vehicular entrances retained but serving separate parking areas. (Samara Mansions 11 Netherhall Gardens).



Figure 16. School entrance also serving as pedestrian entrance (16 Netherhall Gardens).



Figure 17. Altered vehicular entrance with high brick piers and walls to either side. Wide crossover. Street tree further obscures sight lines. (24 Netherhall Gardens).



Figure 18. Altered vehicular entrance with high brick piers and walls to either side. Wide crossover. Street tree further obscures sight lines. (24 Netherhall Gardens)



Figure 19. Unaltered vehicular entrance with high walls and piers serving multiple surface parking spaces and a garage (Netherhall Gardens).



Figure 20. Unaltered vehicular entrance with high walls and piers and substantial ivy growth serving multiple surface parking spaces in paved forecourt (Netherhall Gardens).



Figure 21. Altered vehicular entrance with wide opening that is wider than crossover in front (28 Netherhall Gardens).



Figure 22. Unaltered vehicular entrance with tall piers, brick walls and shrub planting (30 Netherhall Gardens).



Figure 23. Crossover and hardstanding formed with boundary treatment lost. Parking space is insufficiently deep so that cars may overhang the pavement (29 Netherhall Gardens).



Figure 24. More recent development with tall brick piers framing narrow vehicular access (45 Netherhall Gardens 1995 App. Ref 9100569 and Reserve Matters Application 9401319).



Figure 25. Narrow entrance with high piers and walls to either side. Consent granted for substantial redevelopment including basement car park without alterations to driveway. (Orchard Corner, Netherhall Gardens) Application Ref. 2006/4031/C and PWX0102124.



Figure 26. Garage with restricted sightlines (47a Netherhall Gardens).



Figure 27. Two sets of tall gate piers and walls frame four off-street parking spaces. 36 Netherhall Gardens. Application Ref. PW9902418



Figure 28. Two sets of tall gate piers and walls frame four off-street parking spaces. 36 Netherhall Gardens. Application Ref. PW9902418.



Figure 29. Piers and planting on either side of vehicular entrance. Residents on street bay close to alignment with gate post (49 Netherhall Gardens).



Figure 30. Extant consent for new boundary treatment narrowing vehicular entrance with brick piers and wall App. ref. 2014/331 I/P (38 Netherhall Gardens).



Figure 31. Open forecourt with parking area wider than the crossover in front (behind red car) (51 Netherhall Gardens).



Figure 32. Wide crossover across two driveways (53 Netherhall Gardens).



Figure 33. Wide crossover across two driveways. (55 Netherhall Gardens).



Figure 34. Multi-car driveway with tall piers and walls. Residents parking bay aligned with right hand gate pier (55 Netherhall Gardens).



Figure 35. Wide crossover serving two vehicular entrances Tall piers and walls frame parking area. Right hand residents parking bay aligned with gate post. App. ref. 2007/0512/P and 2007/0512/P 42 Netherhall Gardens.



Figure 36. Gateway narrowed and inset gate piers constructed. Note wider crossover in front and spreading in from of adjacent driveway. Single pier separate driveway to the right (mirroring lefts hand side entrance see next photo) (44 Netherhall Gardens).

DRAFT



Figure 37. Second of two vehicular entrances with tall piers and in close proximity to adjacent driveway to the left with shared crossover (44 Netherhall Gardens).



Figure 38. Driveway with tall walls on either side. Shared crossover with right hand side property (48a Netherhall Gardens).



Figure 39. Garage at back of pavement. (48b Netherhall Gardens).



Figure 40. Driveway with narrow entrance and tall walls to either side. 48a Netherhall Gardens App Ref. CTP/F7/7/A/24463 (1977).



Figure 41. Recently approved redevelopment for development of two new houses with narrow entrance, high walls to either side, and crossover misaligned with driveway. App. Ref. 2010/1946P 48b Netherhall Gardens.



Figure 42. Entrance to school car park with tall brick piers and wall. (Netherhall Gardens).



Figure 43. Driveway with tall brick piers on either side (59 Netherhall Gardens).



Figure 44. Recently approved redevelopment with high front and side boundary walls and crossover misaligned with driveway (48c Netherhall Gardens App. ref. 2011/1177/P and 2012/4138/P).



Figure 45. Vehicle access to a listed building (Norman Shaw) with tall brick piers and walls and a parking space perpendicular to the entrance. (Netherhall Gardens).



Figure 46. Narrow driveway with tall brick piers (61 Netherhall Gardens).



Figure 47. Narrow driveway with tall brick piers and wall (40 Netherhall Gardens).



Figure 48. Narrow driveway with tall brick piers and wall (70 Maresfield Gardens)

DRAFT



Figure 49. Driveway with tall brick piers (72 Maresfield Gardens).



Figure 50. Narrow driveway with tall brick wall to one side and mature tree to the left (59 Maresfield Gardens).



Figure 51. Narrow driveway with tall brick piers to left hand side (55 Maresfield Gardens).



Figure 52. Narrow driveways with tall brick piers on either side and combined crossover, Combined crossover. (51 & 53 Maresfield Gardens).



Figure 53. Narrowed driveway with tall brick piers and wall to right hand side accessing one surface parking space and four underground car parking spaces. App. Ref. PW9605130 and PW9702717 (66 Maresfield Gardens).



Figure 54. Narrow gateway with tall brick piers. Note on of two vehicular entrances (54 Maresfield Gardens).



Figure 55. Triple crossover (without front of pavement kerb line) serving up to three properties with tall gate piers and mature trees. (51 Maresfield Gardens).



Figure 56. A good example of services and utilities covers carefully set within the pavement surface. Note residents parking bay closely aligned with gate pier (49 Maresfield Gardens).



Figure 57. Second entrance to 49 with tall gate piers and walls (49 Maresfield Gardens).



Figure 58. Narrowed gateway with tall brick piers to either side. Note post boxes fixed to railings to right hand side. Note gateway narrowed in relation to crossover (52 Maresfield Gardens).



Figure 59. Wide entrance with tall piers and walls accessing front and rear parking areas and garages. Note 47 has a further vehicular entrance to the right hand side (47 Maresfield Gardens).



Figure 60. Application property (45 Maresfield Gardens).

DRAFT



Figure 61. Second right hand entrance with tall brick piers and substantial shrub planting to either side. Note gateway has been narrowed and is offset from the crossover and dropped kern (50 Maresfield Gardens).



Figure 62. One of two driveways (48 Maresfield Gardens).



Figure 63. Second driveway, (48 Maresfield Gardens).



Figure 64. One of two vehicular entrances. Tall brick pier to right hand side(43 Maresfield Gardens).



Figure 65. Second entrance with wide crossover (43 Maresfield Gardens).



Figure 66. Narrow vehicular access with tall gate piers and walls (46 Maresfield Gardens).



Figure 67. Narrow vehicular entrance to university halls of residence assessing 3 off street spaces (aligned perpendicular to the gate) with tall walls to either side. Possibly service access. App. ref. 2006/0246/P (41a Maresfield Gardens).



Figure 68. One of two vehicular entrances, this one very close to road junction (41 Maresfield Gardens).



Figure 69. Car park and main entrance to university hall of residence on Nutley Terrace with mature trees and shrub planting on either side (41a Maresfield Gardens).



Figure 70. Double garage parking spaces with tall fence to right hand side, Consent granted for narrowed gateway (off-set to right and closer to boundary) with tall brick piers to either side. App Ref. 2008/3716/P (8 Nutley Terrace).



Figure 71. Vehicular entrance to school with tall brick walls to either side (Nutley Terrace- Rear of 33 Fitzjohns Avenue).



Figure 72. Driveway with mature tree and shrubs to left hand side, fence and hedge to right hand side, and resident parking bay in close proximity to gatepost (32 Maresfield Gardens).

DRAFT



Figure 73. Second vehicle entrance that is wider than crossover that is also shared with No 39. (40 Maresfield Gardens).



Figure 74. Two-car driveway with narrower crossover to right and left hand side of the tree (behind car). Wide crossover shared with adjacent property. Note tall gate pier and mature garden tree (39 Netherhall Gardens).



Figure 75. Driveway three cars wide (also serving side/rear parking area), but with narrow and misaligned crossover. Mature street tree and tall garden shrub planting to either side (32 Maresfield Gardens).



Figure 76. Two-car driveway with narrower crossover to right and left hand side of the tree (behind car). Gateway wider than crossover Note tall gate pier and mature garden tree (39 Netherhall Gardens).



Figure 77. Narrow access to rear coach house (garage conversion consent app. ref G6/9/A/34761R1) forming the second vehicular entrance to the property, including communal bin stores (26 Maresfield Gardens).



Figure 78. Wide shared crossover with narrow vehicular entrances with tall gate piers and walls. (35 and 37 Maresfield Gardens).



Figure 79. Two car forecourt parking space with driveway width wider than crossover and tall brick piers and walls to either side. App. ref. 2003/2851/C (22 Maresfield Gardens).



Figure 80. Narrow driveway with tall brick pier and wall to left hand side and tall garden shrubs and street tree to right hand side (24 Maresfield Gardens).



Figure 81. Second vehicular entrance to property with tall piers and walls either side of narrow entrance (35 Maresfield Gardens).



Figure 82. One of two vehicular entrances with driveways wider than crossovers and tall brick piers and shrub planting (31 Maresfield Gardens).



Figure 83. One of two vehicular entrances with driveways wider than crossovers and tall brick pier and shrub planting (31 Maresfield Gardens).



Figure 84. Double width forecourt parking space with wide crossover and tall brick piers to either side. App ref. 33897 (27 Maresfield Gardens).

DRAFT



Figure 85. Two narrow driveways with shared, wide crossover (20 Maresfield Gardens).



Figure 86. Double width forecourt parking space with wide crossover and tall brick piers to either side (19 Maresfield Gardens).

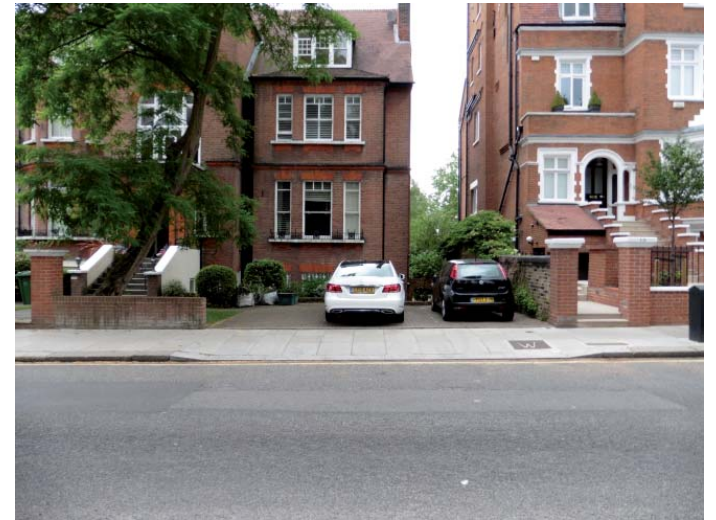


Figure 87. Second of two vehicular access (three of five spaces) with tall brick pier and wall to right hand side. Note extra wide crossover. App ref. 9100346 (17 Maresfield Gardens).



Figure 88. Second of two vehicular access (two of five spaces). Note crossover narrower than driveway width and tall wall/piers to left hand side. App ref. 9100346 (17 Maresfield Gardens).



Figure 89. Driveway with brick piers, wall and hedge on either side Previous consent for driveway in alternative position (App. ref. 6/9/B) (10 Maresfield Gardens).



Figure 90. Very wide parking spaces with narrower crossover. App. ref. PW9605041R2 (15 Maresfield Gardens).



Figure 91. Crossover narrower than driveway with four perpendicular spaces App. ref. 2693 (8 Maresfield Gardens).



Figure 92. Driveway and basement garage access with tall brick piers to either side (6 Maresfield Gardens).



Figure 93. Automatic barrier positioned close to back of pavement resulting in entering vehicles parking across the footpath. Also note position of paladin bins to right hand side (11-13 Maresfield Gardens).

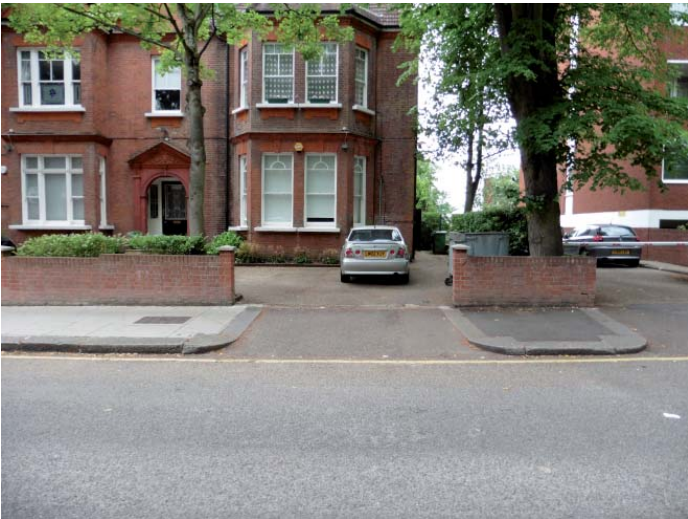


Figure 94. Driveway wider than crossover in front. App. ref. 14760 (9 Maresfield Gardens).