

**Mourne House
11/13 Maresfield Gardens
London
NW3 5SL**

Proposed erection of entrance gates

Design & Access Statement

Date: August 2018



Our Reference: 18-172-AS-DAS

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1. Executive Summary

This Design & Access Statement has been prepared to accompany the application for Planning permission for proposed gated entrance and boundary treatment modifications at Mourne House, 11/13 Maresfield Gardens, London, NW3 5SL.

The building is principally arranged over four storeys to provide residential living accommodation, with vehicular parking in the basement. The proposals include for the removal of the existing vehicular barrier to the south of the site, with the erection of entrance gates in the same location. Allowance has also been made for the erection of pedestrian access gate adjacent to the northern boundary and railings to the south, all to offer improved site security, as illustrated on drawing number 18-172-AS-01.

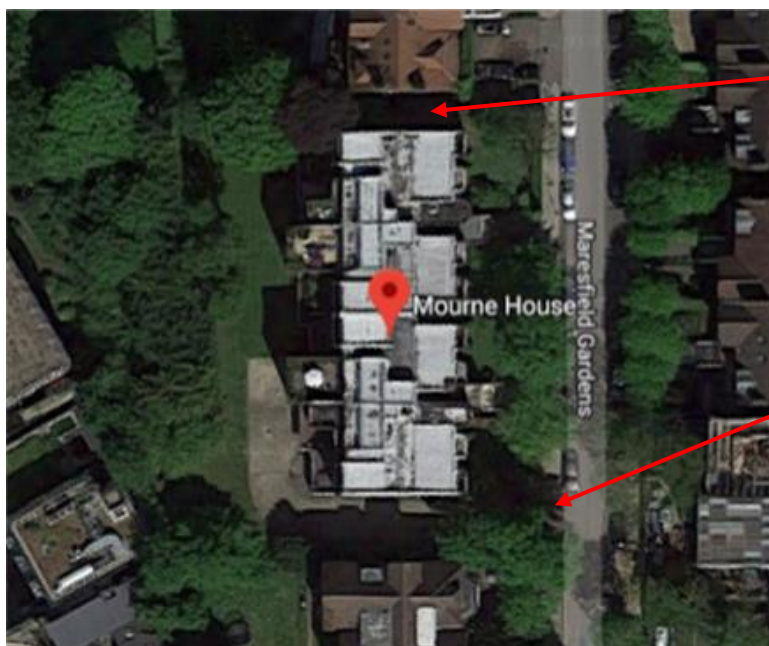
The property is located within the Fitzjohns Netherhall Conservation Area as designated under the Town and Country Planning (General Permitted Development) Order 1995. Accordingly consideration has been given to the aesthetic treatment of the proposed gates and boundary treatments.

2. Introduction

The following Design & Access Statement has been prepared to accompany the application for Planning permission for proposed gated entrance and boundary modifications at Mourne House, 11/13 Maresfield Gardens, London, NW3 5SL. It has also been prepared with reference to the following drawings:

- 18-172-AS-01: Existing and proposed plans
- 18-172-AS-02: Existing and proposed elevations

Photograph A shows an aerial image of the site.



Location of proposed pedestrian gate

Existing and proposed vehicular gate location.

Photograph A: Aerial site photograph

3. Land Use

The site is currently used as a residential apartment block and the proposals do not involve an application for change of use – the existing uses are to be maintained.

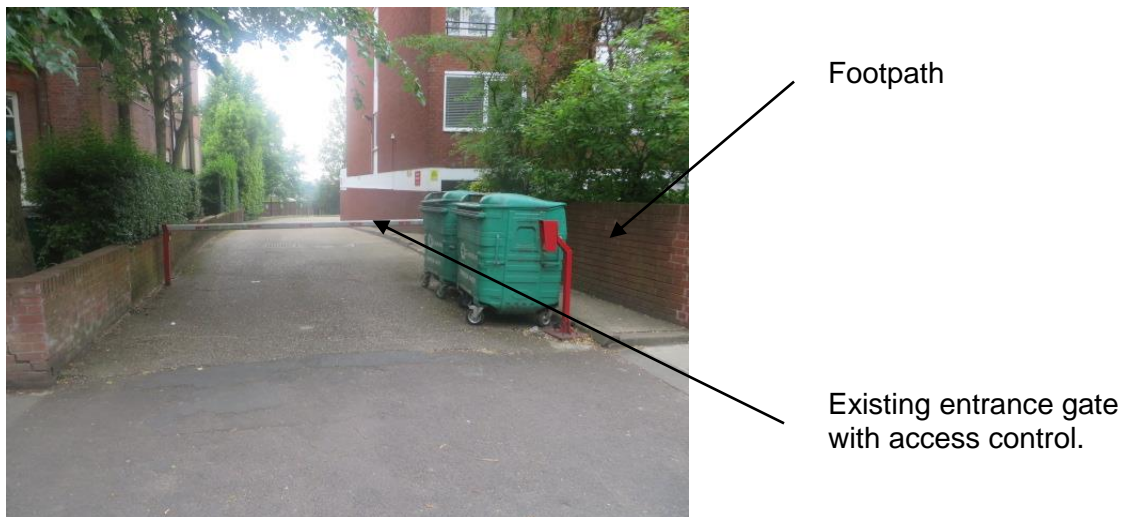
The proposals include for the removal of the existing vehicular access barrier to the south of the site, with the erection of entrance gates in the same location. Allowance has also been made for the erection of pedestrian access gate adjacent to the northern boundary and railings to the south, all to offer improved site security - as illustrated on drawing number 18-172- AS-01.

4. Development Amount

The proposals involve the modification of the entrance gates to the front of the building at ground level affronting Maresfield Gardens.

Vehicular gates

The existing vehicular access barrier comprises an automated rising arm with a keypad access control. Unrestricted access is provided to the rear of the site via a footpath located to the right hand side (north). Accordingly security is minimal and the existing barrier is suffering from intermittent faults and deemed life expired.



Photograph B: Existing entrance gates – view from the east.

It is proposed the existing entrance barrier be removed and replaced with a set of double ornamental swing gates - as detailed on drawing number: 18-172-AS-02. These are to be dimensioned to 1.8m in height and manufactured from galvanised steel with a black powder coated finish.

Due to the width of each gate leaf, solid brick piers are to be constructed either side to provide suitable lateral support. Each pier is to be dimensioned to 1.8m in height and constructed from a brick stock to match the existing boundary walls.

Pedestrian gate

It is also proposed a pedestrian access gate be erected adjacent to the northern boundary towards the front of the site. This is to be of similar manufacture and dimension to the vehicular access gates, complete with a black powder coated finish.

5. Site Layout

The existing layout of the site is to be retained, with continuity in terms of use, location and access. The replacement vehicular gates are to be sited in a similar location to the existing, as detailed on the accompanying drawings and illustrated in Photograph A. The pedestrian gate is to be sited adjacent to the northern boundary, set back approximately 12m from the front boundary.

6. Development Scale Relationship

There are no plans to change the scale, or massing of the site.

The proposed gates and railings are to have an overall height of 1.8m to provide a higher level of security. It is also proposed that railings be erected to the southern boundary – Photograph C.



Existing gates to be replaced.

Location of proposed railings to southern boundary

Photograph C: Existing gates – view from the west.

7. Landscaping

Proposed alteration of the landscaping to the site is minimal, with the retention of the existing pedestrian and vehicular access routes.

8. Appearance

It is proposed the existing vehicular gates be replaced with 1.8 metre full height steel gates and railings. The replacement gates will be installed in a similar location at the entrance to the front of the building adjacent to the southern boundary.

The proposed pedestrian gate to the north of the site will be similar in appearance to the proposed vehicular gates, supported of the existing building fabric.

The property is located within the Fitzjohns Netherhall Conservation Area as designated under the Town and Country Planning (General Permitted Development) Order 1995. Accordingly consideration has been given to the aesthetic treatment of the proposed gates and boundary treatments.

9. Professional Involvement

This document has been made with input from the following professional parties:

- Oswick Ltd – Planning consultants

Due to the simplistic nature of the application no external community members, or professionals were consulted prior to the application. If the application was of a more substantial size, pre-consultation would have been sought.

10. Planning Policies Assessment

Relevant local and national government policies have been reviewed in relation to this application.

11. Conclusion

The existing layout of the site is to be retained, with continuity in terms of use, location and access. Vehicles approaching and leaving the site will continue to do so in the same manner and the impact on traffic using the Maresfield Gardens highway will be unchanged.

The proposed new gates and railings will improve security and control of access to the site and provide an attractive feature in scale and keeping with the surrounding properties.

12. Bibliography

- Design and access statements guide, CABI, 2007
- <http://www.planningportal.gov.uk>
- <http://www.communities.gov.uk>

Appendix I – Photographic Schedule



1. Vehicle barrier – View from East



2. Vehicle barrier – View from West



3. Existing boundary wall



4. View from the rear



5. Proposed location of pedestrian gate



6. Proposed location of pedestrian gate

VERIFICATION
Approved for issue
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Date

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