



PLANNING STATEMENT

Planning Application for erection of screen fencing and gates

at

**1-31 Churchway
Camden
London NW1 1LJ**



RICS

14 Cornard Road
Sudbury
Suffolk CO10 2XA

1. **INTRODUCTION AND HISTORY**

- 1.1 This statement is to accompany an application for erection of new fences and gates to the frontage of 1-31 Churchway.
- 1.2 It is a block of residential flats with large paved frontage area adjacent the highway.
- 1.3 The design of the block has an open and arcaded ground floor area to the front of the building. This in turn is at a lower level than street, screened with low railings and planting.



- 1.4 The protection this affords unfortunately results in considerable issues with rough sleepers and anti- social behaviour.
- 1.5 It was resolved the only way to effectively deal with these issues for the protection of residents was to screen the frontage with new fence and gates to restrict access to the lower frontage area.

2. **THE DESIGN COMPONENT**

Amount

- 2.1 The entire site comprises the existing property which is a five storey purpose built residential block dating from the mid/late 20th Century and owned by Camden Council and divided into self contained flats.
- 2.2 There is a large open paved area to the frontage, with stepped access down to ground floor level approximately 700mm below paving level.

Layout

2.4 The layout of the site is unaffected by the works.

Scale

2.5 Issues of scale are unaffected by the works.

Landscaping

2.6 There are 2 existing trees to the paved frontage area which are to remain.

2.7 The paved frontage area is also to remain open from the public highway.

2.8 There exists low steel railings and mesh fencing adjacent the stepped and banked areas with some hedge planting.

2.9 To increase security and limit open access it is proposed to replace these railings mesh panels with new higher screen panels with the addition of locked gates allowing for resident and authorised access only.

2.10 In front of the new screen, new shrub planting is proposed or a variety to further deter unauthorised access.

Appearance

2.11 The existing screen is a mix of vertical painted steel bars and mesh screen.

2.12 The proposed screen fencing is 2m high black PVC coated steel mesh fencing, Securimesh panels on steel framework.

3. **ACCESS COMPONENT**

3.1 Issues of access and car parking are unaffected by these proposals.

4. **CONCLUSIONS**

4.1 The proposed fencing is required to protect the residential amenity and living conditions of residents from unauthorised access and anti-social behaviour.