

20 St Andrew Street
London
EC4A 3AG

13 October 2019

Dear Mr Thuairé,

RE: The Water House, London, N6 6HQ
Householder Application for the alteration of the gate position and access along Millfield Lane

We write on behalf of Mr and Mrs Lewis ('the applicant'), to apply for planning permission for the alteration of the position and access of the gate along Millfield Lane.

The application comprises this covering letter which sets out the background, justification and detail of the proposed amendments. The application is also supported by copied of the following:

- Completed application form;
- Proposed plans; and
- Appropriate fee.

Background

Amendments to the gate position along Millfield Lane formed part of the application under planning ref: 2019/2584/P.

Objections were received siting highways safety and as such, this part of the proposed works were withdrawn to allow the project team to carefully consider the objections.

The objective of this application is to ensure there is step free access for our client to allow safe access to and from Millfield Lane along with an appropriate turning circle for vehicles within the Water House so vehicles may enter and exit the site in forward gear.

Proposal

As existing, the vehicular and pedestrian entrance to the Water House is set 2.2m from Millfield Lane, the proposal seeks to reduce this gap to 1.2m. The proposal involves the creation of a new pedestrian entrance that provides level wheelchair access that leads directly to the entrance of the Water House.

As part of the proposal, the area of hardstanding has increased slightly to allow for a safe turning circle (illustrated on plan ref: 2019-3669-TR03 Rev. A produced by TTP Consulting) for vehicles sized upto 4.6T.

In terms of design, the proposed gate would replicate the existing gate in terms of height and materiality. The rural look and feel would be retained along with appropriate visibility splays thereby improving the pedestrian and cyclist safety along Millfield Lane.

As previously discussed with the highways officer, it is not anticipated that there would be an increase in trips as a result of the proposal. Our client intends to have letters and small parcels delivered to the their office. Larger deliveries would always be planned and so they drive straight into the site without lingering or obstructing Millfield Lane. The provision of an appropriate turning circle will allow the vehicle to safely maneuver out in forward gear. The proposal would not result in an increase in car parking. The works proposed under this application are solely being carried out to improve accessibility and safety. The proposal continues to respect the special character of the lane by virtue of the appropriate boundary treatment along Millfield Lane which is entirely in keeping the existing boundary treatment.

We trust the information provided allows you to determine the case at the earliest opportunity. Do not hesitate to get in touch if you have any queries.

Yours faithfully,

For, and on behalf of, Orcadian Planning