

# 24-28 Buckland Crescent London NW3 5DU

## Design and Access Statement



Aerial view site location

### Site Description

24-28 Buckland Crescent comprises a relatively modern 1960's residential block of 28 flats. The appearance of the building is contemporary with its original construction and is undistinguished.

### Design Summary (use and amount)

The application is for the replacement of the existing vehicular barrier regulating access to the parking to the rear of the application property with a pair of vehicular gates, pedestrian gates and short section of railings.

This application is made on behalf of the Freeholder at the behest of the residents in response to the significant increase in anti-social behaviour and an escalating number of break-ins to both garages and vehicles, at the car park and garages at 24-28 Buckland Crescent NW3 5DU.

Both the damage caused and the items having been stolen have been reported to the police. The anti-social behaviour, often of a particularly unsavoury nature, has also been reported.

The purpose of the new gates and railings is to prevent unauthorised access to the rear of the property.

## **Layout**

The new barrier will be positioned to span the gap between the brickwork boundary wall separating the application site from the rear of College Crescent and the southwest flank wall of the application building.

The railings and gates will be located 7.8metres from the rear of pavement line and approximately 3.5 metres further into the site from the existing vehicular barrier. This will allow a vehicle to comfortably enter or leave the site without obstructing the traffic in Buckland Avenue.

## **Scale**

The gates and railings will be 8 metres in length and 2.5 metres high. Obviously the height is determined by the need to ensure that unauthorised access from Buckland Crescent is not possible.

## **Appearance**

The gates and railings will be of a simple unassuming design which will be in keeping with the character of the 1960s host building. They will be constructed in mild steel and painted black.

The height of the railings will be off-set by their location further within the site and well back from the boundary with Buckland Crescent.

## **DVM Architects Ltd**

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