

Design & Access Statement

New pedestrian gate, 193 Leighton Road, London NW5 2RD

Introduction

No. 193 is one of a pair of semi-detached houses constructed circa 1930. An adjoining new semi-detached house has recently been constructed to its side. Currently the two houses share a driveway for vehicle and pedestrian use.

Existing Access

The property currently shares access with 195 via a wide opening and crossover. The land is owned by 195.

Proposal

We seek Planning Approval to provide a new pedestrian access from the road to allow no.193 to have independent access from the street. The proposed gateway involves removing part of the existing privet hedge and low wall. The new gate will be lower in height than the existing hedge which is over 2.5m tall. The new gate is proposed to be 1.8m in height. The pathway to the front door is diagonal and will rise by approx 0.5m across its length as a gentle ramped entrance.

The existing hard standing to 193 will be landscaped to provide some planting areas for shrubs etc.

The entrance is adjacent to the bus stop but it will have intermittent use through the day and it is not a busy bus stop there should not be a conflict with people waiting for the bus. The gate will open inwards so will not impede pavement users. A new bin store will house the wheelie bins for 193.



Existing shared access to 193 and 195