

## Heritage Statement

Site Address	22 Avenue Road London NW8 6BU
Heritage Asset	Elsworthy Conservation Area
Site Description	The property comprises a seven-storey apartment block, made up of 5 apartments, inclusive of a basement level for parking, storage and plant.
Proposed Development	Installation of an automated vehicle gate, pedestrian gate and railings to the front boundary.
Heritage Features Affected	In carrying out the development, there is no need to fix to any existing structure i.e. brick piers. The proposed gates and railings are designed to match the existing railings as closely as possible. Therefore, will be no/minimal affect to any existing heritage features.
Justification for the Proposed Development	<p>As detailed in the supporting Flood Mitigation Report document, <i>'The existing pumped drainage system within the basement is unable to manage the volume of water within the basement resulting in significant depths of flooding. It is considered likely that the public sewers are also surcharging during such flood events, preventing outflow from the site and also resulting in drains to surcharge internally within the ground floor flat. It may be possible to limit the volume of surface water flowing into the site from the highway by installing flood barriers or flood gates across the site access.'</i></p> <p>The proposed development is designed to minimise the risk of damage to the building through surface flooding and therefore will have a positive impact.</p>