

DESIGN AND ACCESS STATEMENT

RETENTION OF THE FRONT GATE AND AWNING AT 25A MARESFIELD GARDENS, LONDON NW3 5SD

This document accompanies the application for retention of the front gate and awning to the newly renovated Garden Flat at 25A Maresfield Gardens, NW3 5SD.

The house is set well back from the road. The building is divided into 4 flats, Flat A occupies the ground floor of the building. The access to Flat A is via a side entrance door, which, due to its position is not clearly visible from the street. This means that there is restricted view of the access to the flat, which is a security risk. The owners felt that a gate was necessary to give them a sense of security, as they approached their flat.

The side passage belongs to Flat A and is not used by the other owners/occupiers of the building.

As the gate is well set back from the road and to the side of the host building, so should not be considered as having any detrimental effect on the host building. The bricks for the walls around the gate were carefully selected to match the colour of the original building.

The gate is separated from the front elevation of the building by the rubbish bin enclosure, which conceals it from the view of the front elevation.

The front gate structure was shown on the approved drawings. Planning Permission ref. no. 2020/4370/P. No details of the structure were ever submitted as these were not requested by the council.

The design of the front gate is a copy of the existing gate to the neighbouring house at 23 Maresfield Gardens - as shown in the attached photo - and is therefore in keeping with the character of the area.

The gate protrudes towards the street by 700mm more than was shown on the approved drawings. This is due to the existence of steps immediately behind it, in the side passage. The positioning of the steps could not be easily altered, due to the existing service pipes and underground drainage immediately behind their current position. Therefore moving the gate to the position as on the approved drawings will be not only very difficult but it will also be contrary to Building Regulations (Part K – Protection from falling, collision and impact).

Two of the flat's bedrooms have windows opening onto the side passage. These bedrooms are occupied by small children – three girls aged seven, seven and one, therefore it is understandable that the parents wished to construct a gate as far as possible from the windows to improve security for their home and especially for their small girls.

The gate also improves security for all the other occupiers as it makes it reduces the possibility of an easy access to the flat roof (i.e. to the garden or windows to the upper floors).

Could you please reconsider the necessity of moving the gate, as it is not practically possible, due to the above mentioned constraints.





Planning History

2019/3659/P single storey rear extension

2020/4370/P single storey rear extension, replacement of the existing side extension, installation of a new window on a side elevation, alterations to rear fenestration and felling of 3 palm trees in rear garden

2021/0465/P approval of details