

# Parker Associates Limited – Heritage Statement

Property Address:

Marlow House  
Hallfield Estate  
London  
W2 6HJ

Prepared by:

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On behalf of:

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Inspecting Surveyor:

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Report Date:

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## **INTRODUCTION**

This report provides information to assist the planning application request for the replacement of the security gates and infill panel that serve the undercroft access to Marlow House.

## **DESCRIPTION OF PROPERTY AND SITE**

The site is a residential tower block with the freehold owned by Westminster council and occupied by lease holders and tenants. The site is surrounded by blocks of the same period and design which all form the Hallfield Estate constructed during the 1950's approximately.

The original design of the tower block was to have an open walkway under the first floor from ground level into the rear gardens for the residents but due to antisocial behaviour and trespass this passage was blocked off in the 1980's with metal gates and infill panels. These gates which are due for replacement are a retro fit item and do not form part of the original design and construction.

## **PROPOSALS**

The extents of works proposed at the site are as follows: -

1. To remove existing retrofit gates and infill panels to undercroft passage and to reinstall new improved system in exact position.

## **DESIGN CONSIDERATION**

The proposed designs for the new gates are to eliminate existing issues with the current arrangement. At present the thin profile of the gate does not allow for wind restrictors or overhead door closers and have become a dangerous when left open.

Outdated locking mechanism only allows for manual locking and not automatically when shut. The thin profile of the existing has allowed vandals to bend back the framework to gain access as they do not comply with secure by design.

The existing gates and infills have a central rail which has allowed for vandals to use as an intermediate foot hold when climbing up and over the top mesh panel.

The existing framework of the gate is 100% of the aperture perimeter and has created a trip hazard for bin collection, pedestrians and for wheelchair access.

Summary of new design consideration:

1. To remove 40mm threshold bar for level access.
2. To provide secure by design profile to eliminate forced entry.
3. Removal of central rail to eliminate foot hold.
4. Thicker profile framework to allow for overhead door closer/restrictor and secure by design locking mechanism.
5. Powder coated black to match existing colour.

## **CONCLUSION**

The minor works is within its boundaries of the site and located within the existing position of the gates already installed. Minimal demolition is needed to remove the existing gates and infill panels to this grade two listed building.

The removals of the non-original gates and for the replacement do not pose a significant change to the existing elevation and street scene.

The new gate and infill system will provide enhanced security for the undercroft and allow for level access for wheel chairs and bin collection without being detrimental to the building.

## **ADDITIONAL NOTES**

It should be noted that a third party contractor has installed a pilot scheme at Taunton House where this similar proposal to Marlow House can be viewed. This scheme was implemented as a matter of urgency as the site become unsecure and a retrospective application will follow once a decision is made for Marlow House.

## **LIMITATIONS**

This report has been prepared for the sole use and benefit of Axis Europe and the liability of Parker Associates shall not be extended to any third party.

Jason Parker

[Director](#)

## PHOTOS

The below photos are of the existing arrangement at Marlow house.



Access gate with side panel



Side mesh infill panel

The below photos are of the doors installed to Taunton House and act as an example of the proposal requested for Marlow House.



Typical new gate



Typical new infill panel