

DARLING ASSOCIATES  
ARCHITECTS

181B-E West Heath Road

S73 Amendment to: 'Gates Application 21/5735/FUL'  
Design and Access Statement

11001 West Heath Road,

April 2024  
Revision D02

Revision:	Comments:	Date:
D01	Issued for Planning NMA	27/10/21
D02	Issue for Full Planning App	01/11/21
D03	Issued for S73 Amendment to Consented Application	11/04/24

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## 1.1 Project Team

### Project Team:

Applicant: 181 West Heath Road Estates

Architect: Darling Associates

This Design and Access Statement has been prepared by Darling Associates on behalf of 181 West Heath Road Ltd as part of a Section 73 (Amendment) Application in respect of the application 21/5735/FUL, which was granted planning permission with a decision letter dated 23 December 2021.

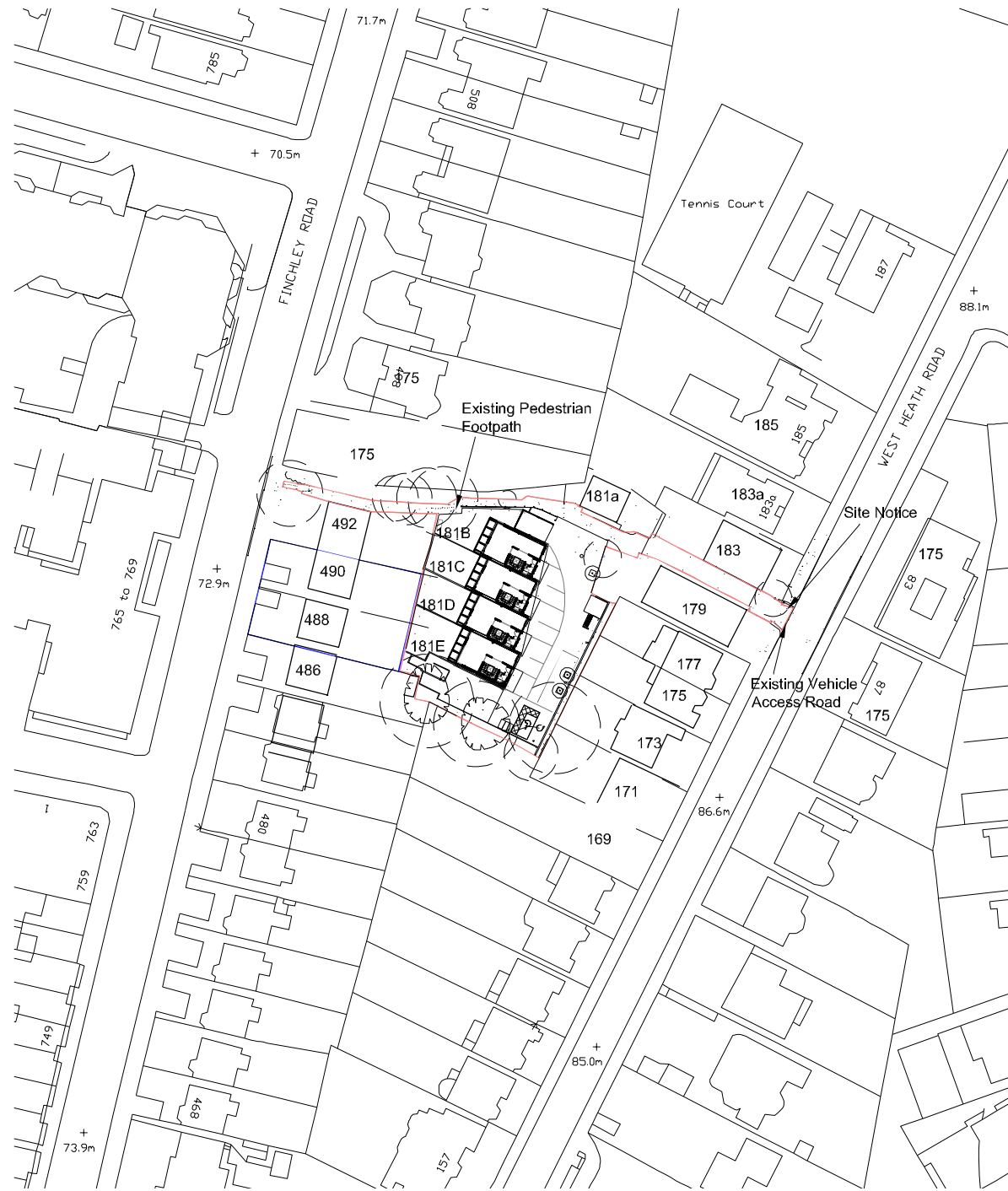
The consented application 21/5735/FUL is for a vehicular and pedestrian gate which is associated with the separately consented development of four terraced houses at 181B-E West Heath Road.

This new amendment proposes a change in position of the approved additional gates, locating the gates further within the land of the wider development and moving the gate line away from the property boundary to the public footpath. In doing so this will allow for the retention of a manoeuvring zone enabling the full turning of vehicles with the gate remaining closed.

This document will set out the methodology behind the updated design response, which remains focused around the following objectives:

*f* To provide better security for the four properties 181B-E from the secluded public footpath

# 1.2 Location Plans

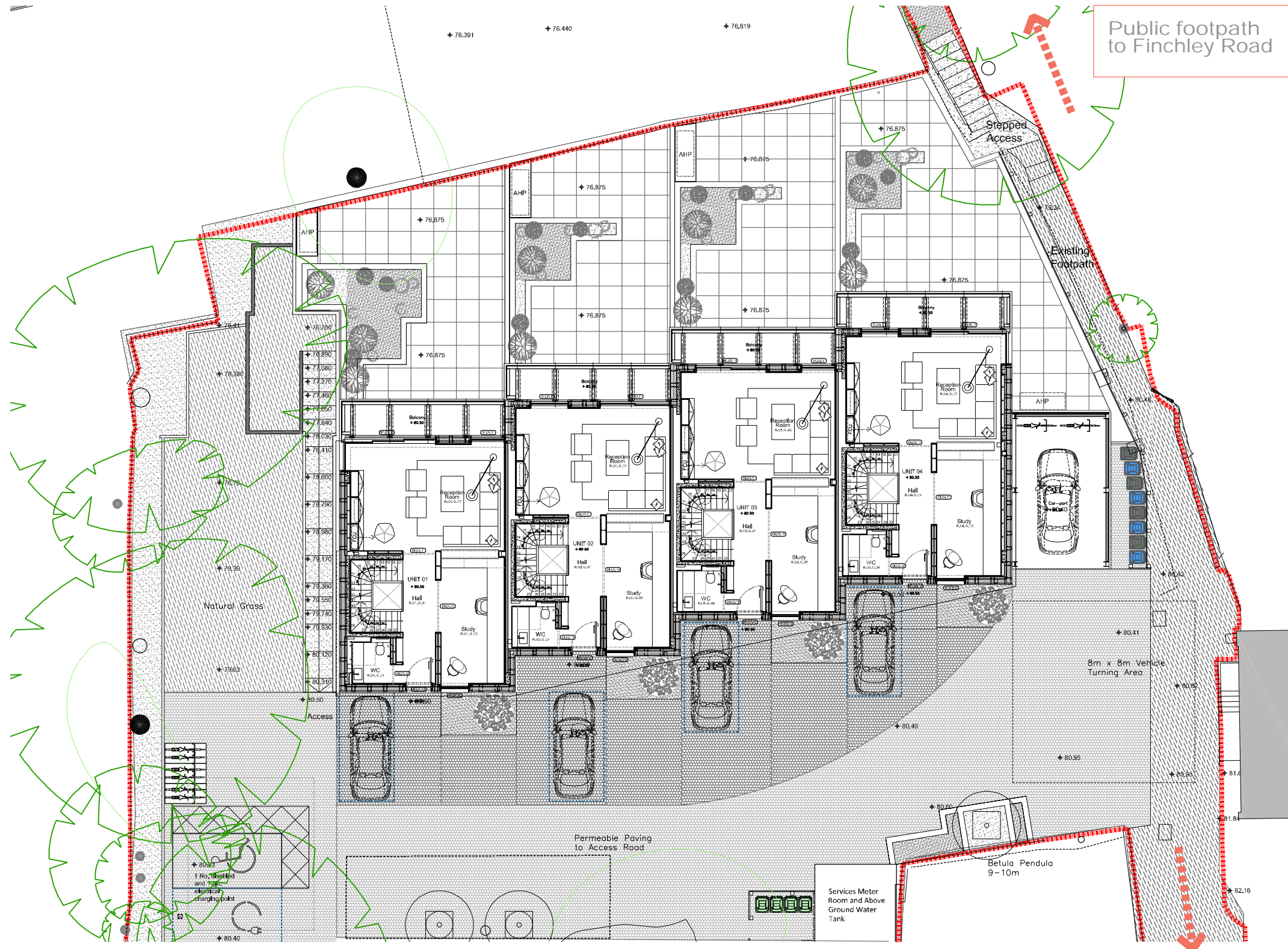


Location Plan



Site Plan

### 1.3 Existing Plan



Existing Site Plan

The current condition has the cul de sac of four houses open to the public footpath.

This footpath is overhung by trees at the lower portion toward Finchley road, and toward West Heath Road is faced by some blank façades. These conditions mean it is not always overlooked by multiple properties, and as such the new owners of the four houses in the development had some concerns about security - which were addressed in the (consented) Full Planning Application for new gates.

Drive and public footpath West Heath Road

# 1.4 Consented Proposed Plan



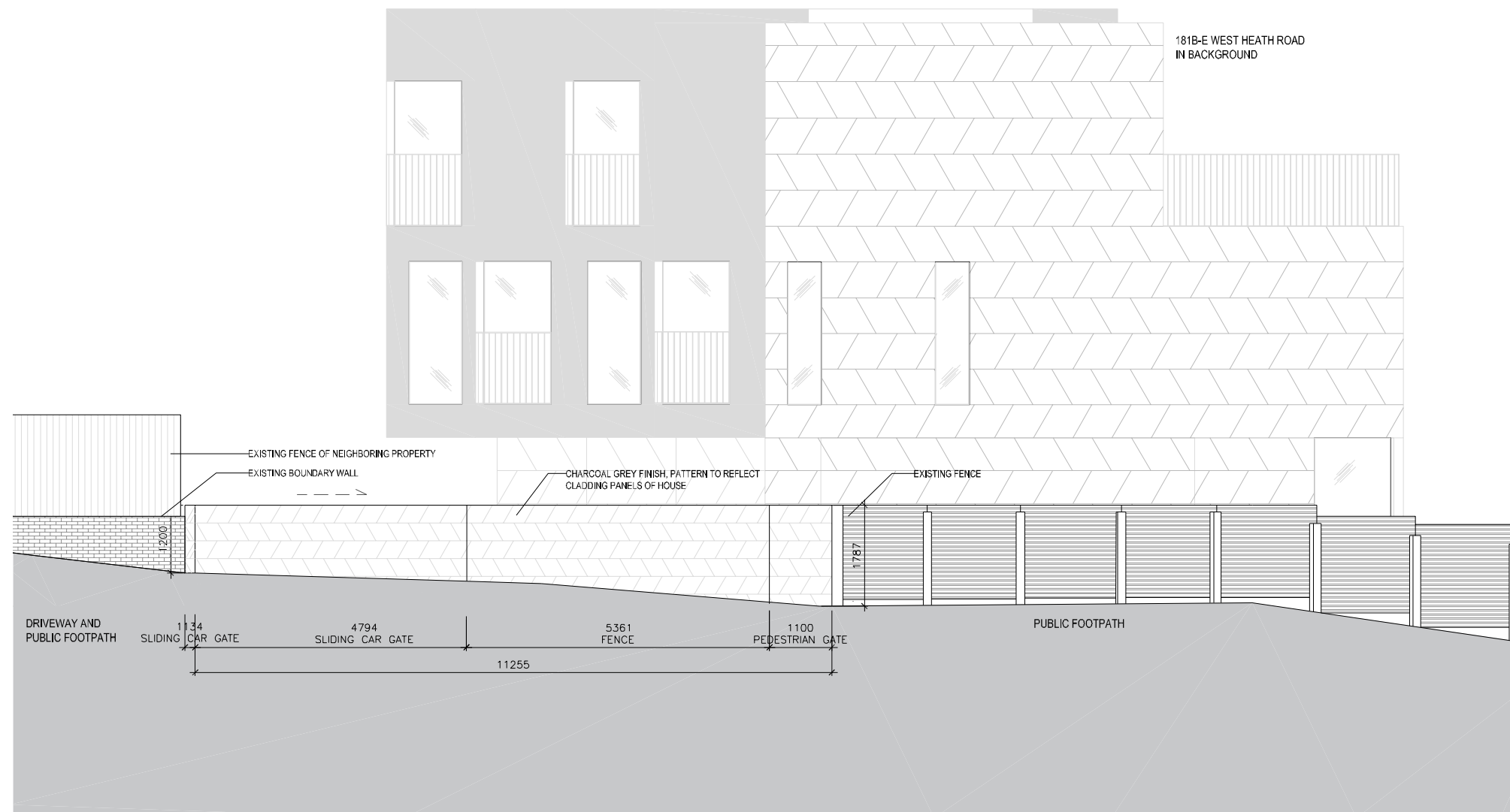
Proposed Site Plan

# 1.5 Consented Proposed Elevations

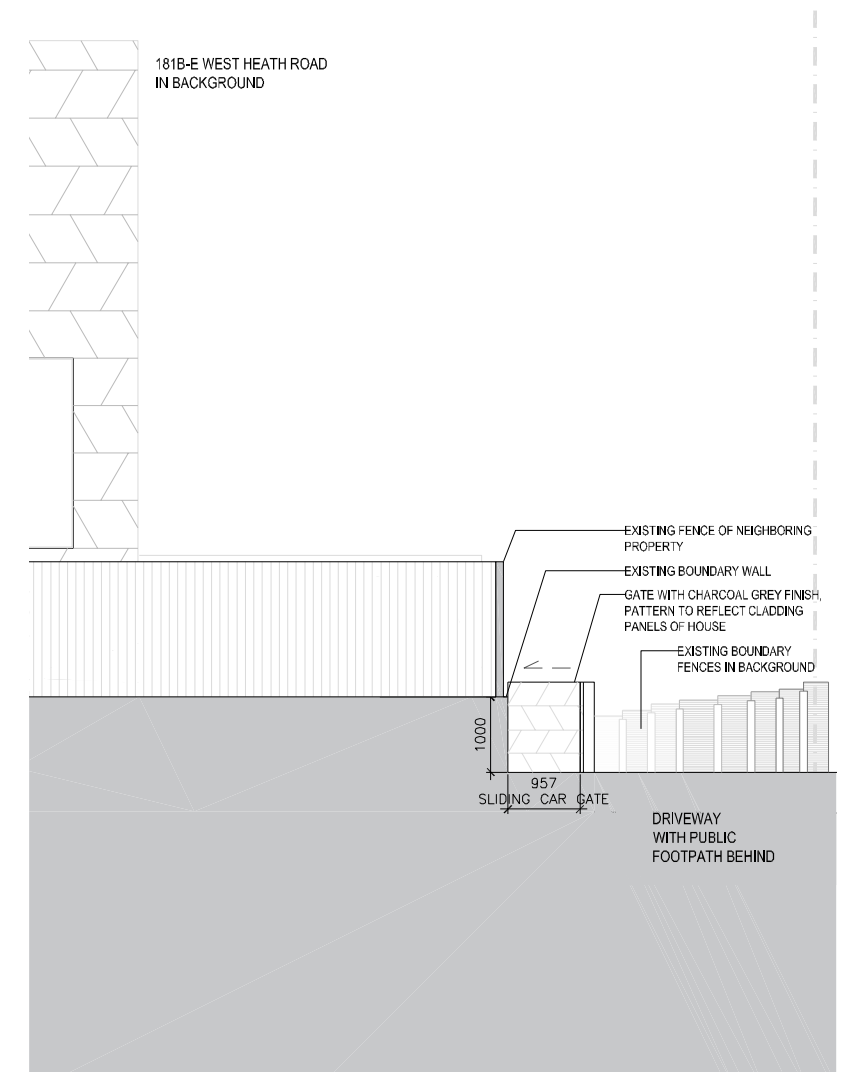
The gates are to be patterned to reflect the diamond patterned cladding used on the properties 181B-E West Heath Road.

This image is one taken from site of the cladding on 181B as a reference.

The cladding for the gate would be scaled and the colour would be charcoal grey to match the adjacent fence.



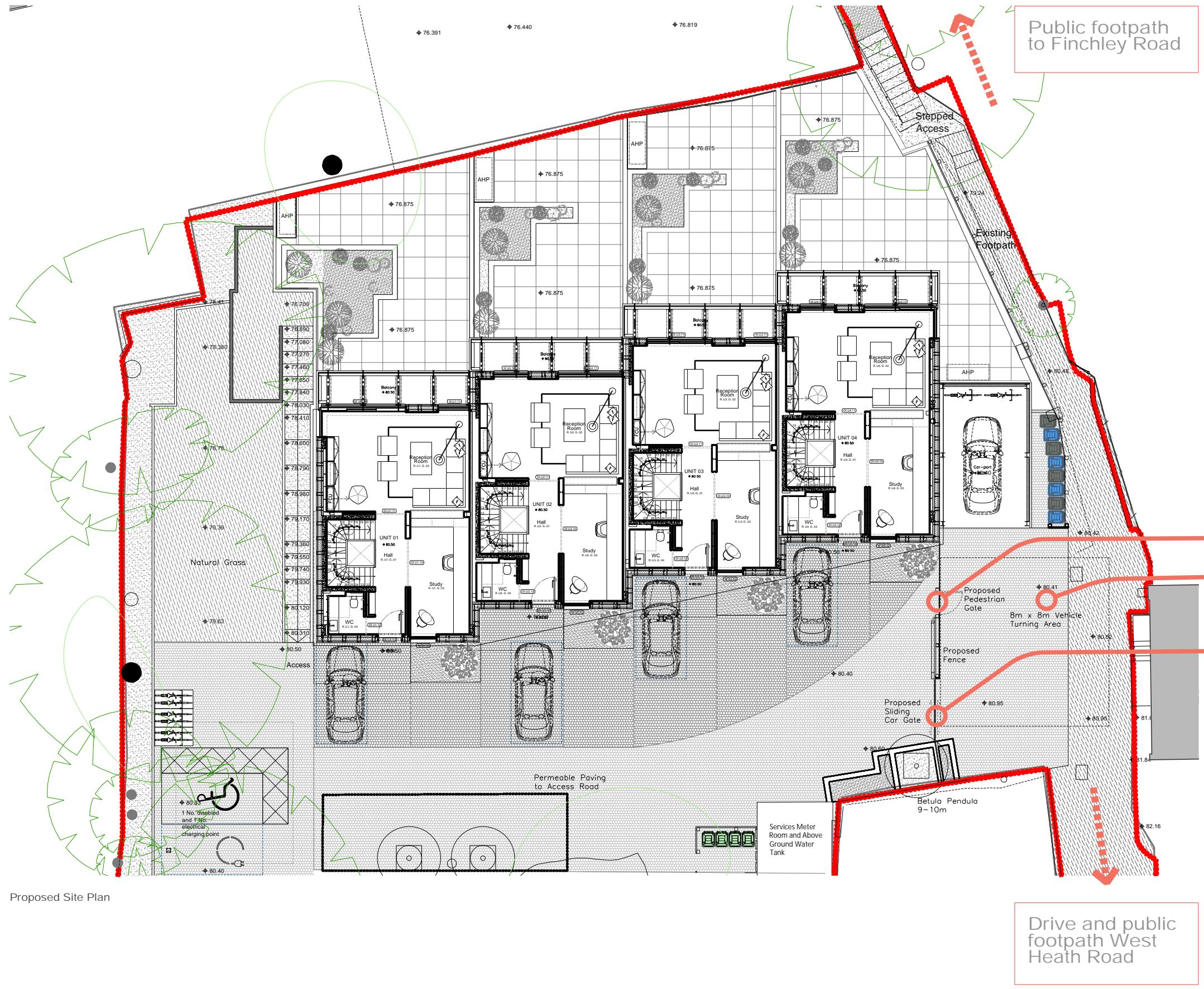
Proposed Elevation of Gates From Footpath



Proposed Elevation Towards Footpath



# 1.6 Amended Proposed Plan



The introduction of motorised sliding vehicle gates and a pedestrian gate at the point where the drive and the public footpath bifurcates, gives the row of houses more security from the public footpath..

Public footpath access through the site is unaffected.

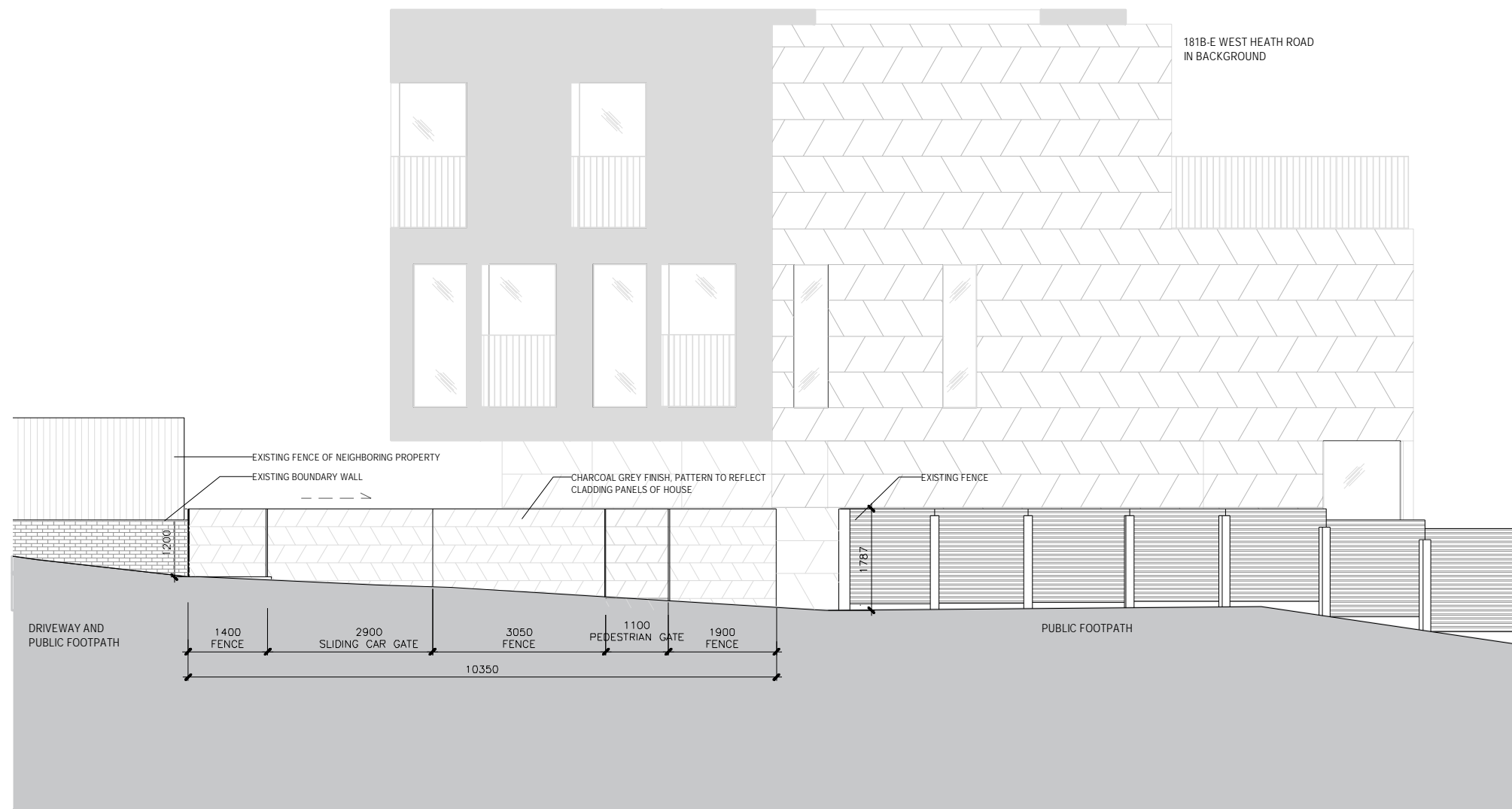
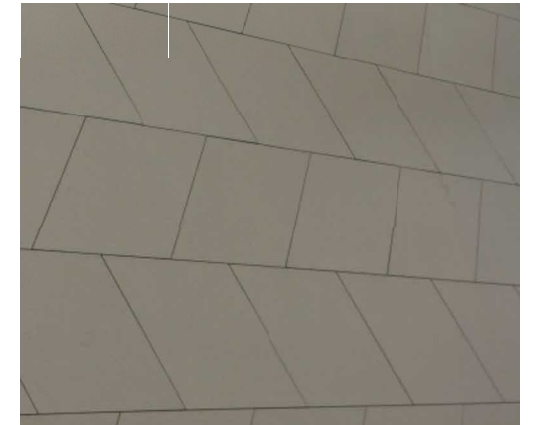
Proposed Site Plan

# 1.7 Amended Proposed Elevations

The gates are to be patterned to reflect the diamond patterned cladding used on the properties 181B-E West Heath Road.

This image is one taken from site of the cladding on 181B as a reference.

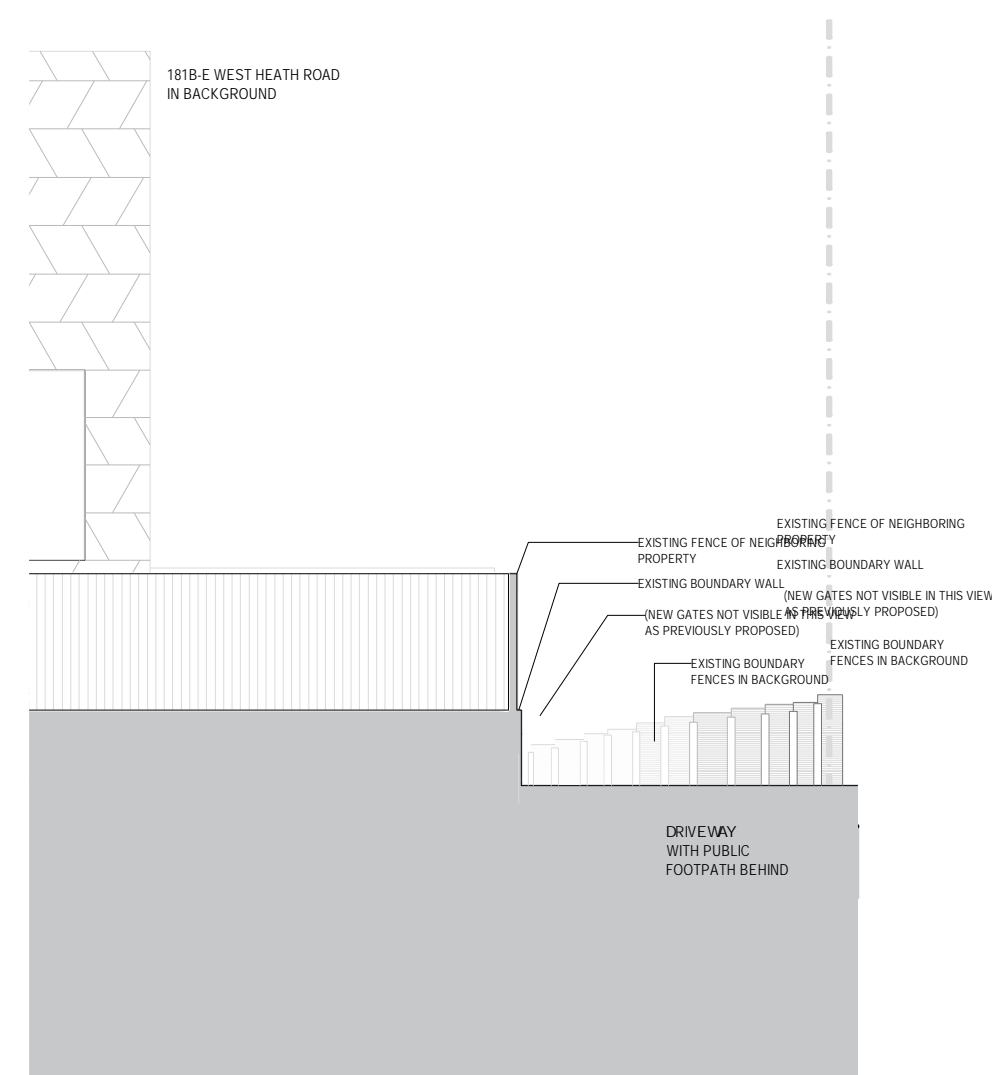
The cladding for the gate would be scaled and the colour would be charcoal grey to match the adjacent fence.



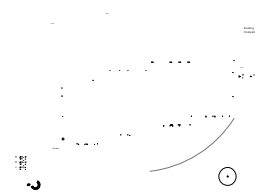
Proposed Elevation of Gates From Footpath

The introduction of motorised roller gates and a pedestrian gates (approved application) gives the row of houses more security from the public footpath, which is not very well overlooked from houses other than 181E.

The relocated proposed line (shown in this S73 amendment application) allows for the retention of the vehicular turning area.



Proposed Elevation Towards Footpath (Retained as Existing)



# DARLING ASSOCIATES ARCHITECTS

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