

27/09/21



SITE FINDING

DESIGN

PLANNING

DEVELOPING

DESIGN AND ACCESS STATEMENT

HOUSEHOLDER PLANNING APPLICATION

TYRONE KOURSARIS BSC HONS
ALEXANDER GEMINI LTD.



INTRODUCTION

This application has been prepared by Alexander Gemini Ltd. Who is the agent working on behalf of the applicant to create the relevant design, drawing and application for the proposed works as detailed below.

Throughout the process careful consideration has been given to the design and nature of the proposal within the site and local area. Local Authority Planning Policies, Design Guidance and the National Planning Policy Framework have all been checked and considered when creating the proposed scheme to ensure the most suitable and recommended scheme is being applied for.

To start with, a careful site survey has been conducted to assess, measure and photograph the relevant areas that will be affected by the development. The details taken are the factors and information used to create the design and application and to implement the applicants requirements in the most sensible and affective manor.



Image above is of the SITE AS EXISTING



Front Elevation
As Proposed - Scale 1:100

Image above is of the PROPOSED GATES AND RAILINGS



DETAILS OF APPLICATION

The site address is: 71 Pine Grove, Brookmans Park, Herts. AL9 7BL

Proposal: New Electric Gates and Railings to the Front Driveway

Application: Householder Planning Application

Local Authority: Welwyn Hatfield Council

SITE AND SURROUNDINGS

The site is within a residential area of Brookmans Park and is very close to the Village Centre which leads directly to Brookmans Park Train station. Pine Grove is surrounded by Georges Wood Road, The Drive, Brookmans Avenue, Mymms Drive, which are all prominent roads within Brookmans Park all leading from The Great North Road to the heart of the Village. The majority of the properties along these roads are large detached family dwellings with varying architecture and styles. They all have large front gardens and driveways for numerous vehicles as well as a common ground to the front which is used for the public to walk across. A common feature of the properties is low level garden walls, gates and railings. They vary with style, height and colour with the majority being black.



THE PROPOSAL

The proposed gates and railings have been specifically designed to be in keeping with the surrounding properties within the area, being open rails allows the public to see through and past the railings which creates a sense of openness. The wall and railings have been set back by 4.5m to allow for the public to walk over the grass verge of the site and avoid having to walk on the road surface.

The electric gates have been set back by 4.5m also to allow ample space for a car to wait whilst the electric gates are being opened so that the vehicle user does not need to wait in the road or obstruct the traffic. Having the waiting area completely on the site creates a safer and clearer position for the occupiers and public.

CONCLUSION

The proposed scheme is considered a positive contribution to the local area with attractive railings being installed, the security of the applicants is of high priority, having a secure frontage makes the occupants feel safer at home. There have been numerous vehicle thefts and break-ins within Brookmans Park of which the applicants car recently suffered from an attempted theft. [REDACTED]

[REDACTED]. With current 'smart' methods of car theft there is limited ways to prevent vehicle theft. Having a gated driveway is the most effective method of vehicle security and safety. We have researched into a number of planning applications within Brookmans Park regarding the security railings, walls and railings and have seen the most common feature is that of the proposed design for this application.