

Design and Access Statement

Proposed Automated Electric Gate Installation

Rowlands House, Rowlands Road, Bury, BL9 5NF

1. Introduction

This statement supports a planning application for an automated steel swing gate at Rowlands House, enhancing security and

controlled access while maintaining a visually appropriate design.

2. Site Context and Existing Access

Rowlands House is a private residence with an open entrance. The gate installation will improve security and access control

without obstructing public movement.

3. Proposed Development

Gate Type: Single-leaf swing gate

Material: Powder-coated steel (colour black)

Dimensions: 3500mm wide, 1800mm high (rising to 2000mm)

Posts: 150x150mm hinge post, 100x100mm slam post

Automation: 230V underground operator (CE Certified)

Access Control: GSM intercom, remote fobs, magnetic lock

Safety: Photocells, resistive safety edges, manual override

4. Design Considerations

The gate is designed to complement the property, ensuring durability and minimal visual impact while aligning with planning

guidelines.

5. Impact on the Surrounding Area

Visual Impact: Integrates with the property's design.

Access: No obstruction to the public highway.

Security: Enhances privacy and safety.

Neighbouring Properties: No adverse impact.

6. Heritage Statement

Rowlands House is within a conservation area and is a potential non-designated heritage asset. This statement assesses the

impact per Paragraph 200 of the National Planning Policy Framework (NPPF).

Heritage Significance:

Rowlands House contributes to the conservation area's character. The surrounding area has a traditional aesthetic, which the

proposed gate respects.

Impact on the Conservation Area:

The gate's design aligns with the property's character, using high-quality materials to blend with the surroundings.

Preservation and Enhancement:

The gate enhances security without altering the building's structure, preserving the conservation area's heritage value.

7. Accessibility

The automated gate allows controlled access via remote fobs and an intercom system.

A manual override ensures entry during power failures.

8. Compliance with Regulations

The installation complies with:

BS-EN13241-1 (Automated gate safety)

BS/EN12453 (Obstacle detection)

CE Certification for components

9. Biodiversity Gain Condition Statement

Per Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990, the biodiversity gain condition does not apply.

This is a householder application per article 2(1) of the Town and Country Planning (Development Management Procedure)

(England) Order 2015.

10. Conclusion

This proposal seeks approval for a secure, aesthetically fitting gate at Rowlands House,
aligning with planning policies while
preserving the conservation area's character