

4 Belsize Grove
NW3 4UN

Design and Access Statement
REPORT
A224041

March 2023



Design & Access Statement

For

4 Belsize Grove, London, NW3

Introduction

This design and access statement has been produced by AKSWard Limited on behalf of the freeholder of 4 Belsize Grove, to which the application refers to. The proposal is for the removal of the current bin sheds and the installation of new larger bin storage area. In addition, the paving is due to be refurbished to mostly match existing with the exception of the installation of marble upstand features to the external tiled paving including such areas as the steps to the front entrance and the perimeter of the external tiling.

Background

Belsize Grove falls within the Belsize Conservation Area and many properties in this street have been converted into flats with numerous extensions and alterations. With this each property has had an increasing number of waste bins left outside the property.

Use

To provide a safe and neat storage area for all the waste bins at the property (10 bins). This will stop waste bins being left at the edge of the property throughout the week being exposed to the outside elements and the chance of being damaged.

The marble upstands will improve the visual profile of the front elevation and surrounds and to match the surrounding properties of Belsize Grove and keep a more consistent front profile. Existing small tiles are more susceptible to damage and debonding.

Design

The design will adhere to design guidance and will match the bin sheds in the surrounding areas. This bin shed will be made of wood and will not compromise the heritage character and appearance of the surrounding properties. The bin sheds will be able to be accessed through doors and a lid opening system so they can be kept within the bin shed when placing waste inside the waste bin.

The design of the marble upstand will match the neighbouring property of number 6, this will feature a gloss black marble upstand to replace the original black clay tile.

I have attached photo examples at the end of the document.

Location

The bin shed will be placed where the existing bin shed is located however, this will be extended to accommodate all the waste bins at the property.

The marble upstands will be installed to the step risers and perimeter boarding of the external tiling.

Pre-Application Advice:

We did seek pre planning advice however, we are still awaiting any comment, and this was sent on the 10th January 2023. After reviewing the information on the planning portal, we have followed and provided what we believe all key and relevant information regarding 4 Belsize grove.

Conclusion

The proposal would provide a suitable bin shed area that would remove exposed waste bins from being knocked over and damaged as well as enhance the profile and aesthetics of the conservation area which will help to maintain and keep a clean and tidy area. As such it should be recommended for approval.

Photo Examples

Bin Sheds – Located in Belsize Park Gardens



Marble Upstands at 6 Belsize Grove

