

# Design & Access Statement with Photographic Montage

32 Heath Drive, London, NW3 7SB

Jan 2023

## 1.0 Location

The property lies on the north side of Heath Drive close to the junction with Kidderpore Avenue and Bracknell Gardens. It is within the Redington and Frogna Conservation Area.

## 2.0 Proposal – an overview

The proposal is to amend the current disused bin store that is accessed only from the enclosed courtyard to the front of the building. Currently it's use is limited as the 240 litre refuse bins supplied by the council are too large to fit into the cupboards.

We intend to remove the current stock brick-built enclosure and lower the level of the ground to the internal courtyard to that of the adjacent pavement. This has been done at no 33 Heath Drive which is adjacent to our property.

The current blacked burnt boundary stub wall is to be retained where it fronts the pavement, but a curved section is to be removed to access the bin store within the boundary.

The new level to the courtyard will be accessible by the front of the building. The new level will be paving to match adjacent.

A new hedge is to be planted to the bin store surround behind the existing stub wall and is to match adjacent with a hit and miss larch fence behind the hedge at 1200mm high with gate for access.

We would hope that, as the design has been so carefully developed as we have also carefully considered Barnet's planning policies, the proposal will receive your support.

## 3.0 Access

Access arrangements are changed so the bins are accessible from the pavement rather than refuse operatives having to access the front of the property.

The property is close to the shops on Finchley Road which include a Sainsburys and Waitrose supermarket. It is well placed for schools and is served by buses running along the A41 to the west, and Heath Street /Fitzjohn's Avenue to the east. Hampstead is the nearest tube station (Northern Line) 10 minutes walk away, and West Hampstead station for Thameslink, Jubilee Line and Overground services

is 15 minutes walkaway. By car, the A41 is at hand, which immediately links with the A406 (the north circular) and the M1 for the North.



Current bin arrangement



Current bin store external arrangement



Current bin store internal



Adjacent no 33 Heath road bin store