***Planning Design Partnership***

***Design and Access Statement***

***Planning Application for proposed replacement steps and new bin store***

***at:***

***20 Denning Road***

***Hampstead***

***London***

***NW3 1SU***

***March 2023***

**DESIGN AND ACCESS STATEMENT FOR PROPOSED NEW BIN STORE AREA AND REPLACEMENT STEPS AT 20 DENNING ROAD, HAMPSTEAD, LONDON NW3 1SU.**

1. **Introduction**
	1. This Design and Access Statement examines the planning merits of a proposal to replace the steps and construct a new bin store to the front of 20 Denning Road in Hampstead. The document assesses the proposal against national and local planning policy and guidance.
2. **The Application Site**

* 1. The house is situated on the south side of Denning Road in Hampstead and is in the Hampstead Conservation Area. It is a four-storey building comprising a semi-basement and three upper floors. The ground floor is raised and hence there is a flight of steps up to the front door. The building is brick built with a mix of red and brown stock bricks. It is divided into four self-contained flats.
1. **Relevant Planning History**
	1. In 1989 an application to alter the rear elevation involving the erection of a conservatory at basement level was approved. Ref: 8905196.
	2. A Certificate of Lawfulness was granted in December 2012 for the existing use of the second floor of the building as a self-contained flat (Class C3) Reference 2012/5575/P.
	3. An application to fell two cypress trees in the front garden of the property was approved in 2015. Ref: 2015/3821/T.
2. **The Proposal**
	1. The proposal is to create a new bin store which will enable the bins to be accessed directly from the pavement in line with the Borough’s current guidance. A section of the front garden wall 1.6 metres in length is to be removed in order to provide the space for the bin store. There will be a 300 mm high step between the pavement and the floor of the bin store to avoid water ingress and to minimize restriction of the view from the basement windows.
	2. To the rear of the bin store a small brick planter will be constructed with a trellis 1.6 metres high fixed to the back of the bin store wall to facilitate planting. The existing Buddleia bush in the front garden is to be replaced with a magnolia or cherry tree.
	3. The application also includes the proposal to replace the existing tiles on the steps leading up to the front door with newer non-slip tiles together with a higher, usable handrail on the right-hand side. The current handrail is so low that it affords little assistance for those using the steps.

1. **Relevant Planning Policy**
	1. The planning policies and guidance relevant to this proposal include those within the National Planning Policy Framework of July 2021 (NPPF). It states that the purpose of the planning system is to contribute to the achievement of sustainable development. This means the system has three overarching objectives as set out below;
* an economic one - to help build a strong economy
* a social one – to support strong, healthy communities
* an environmental objective - to protect and enhance the natural, built and historic environment including making effective use of land.
	1. Local Planning Authorities are encouraged in the NPPF to work proactively with applicants to secure developments that improve the social, economic and environmental fabric of an area. They should approach decision-making in a positive manner and look for solutions rather than problems so that applications for sustainable development can be approved wherever possible.

 **The Development Plan**

* 1. The relevant Development Plan for the Borough is the Camden Local Plan 2017. Policy CC5 of the plan deals with Waste in general and paragraph 8.97 covers the facilities for storage and collection. It states: “*to make sure that residents and businesses can properly store and sort their waste and to make household recycling as easy as possible, the Council will require developments to provide adequate facilities for recycling and the storage and disposal of waste.”*
	2. The Borough’s supplementary planning document entitled Camden Planning Guidance on Design (January 2021) contains more detailed guidance on the Council’s expectations for on-site facilities for waste which are set out in Chapter 8. The main criteria are as follows:
* all storage areas a must be designed to provide adequate space for the temporary storage of all waste
* sensitively designed and located in relation to the local environment especially in conservation areas
* safely located and accessible for all users, including waste contractors.
* designed to minimise nuisance to occupiers and neighbours

5.5 Finally, paragraph 8.17 states that storage facilities should be at the kerbside boundary edge, in a marked holding bay, exterior cupboard, shelter or enclosure.

1. **Assessment of the Proposal**
	1. The proposed new storage facility will accommodate four standard size waste bins. This is sufficient to deal with the waste generated by the four flats at number 20. Their design and location mean that they can be accessed by the waste collector from the back of the pavement without having to venture into the front garden area and with minimal change in level. Similar bin store areas have been constructed in the front gardens at numbers 2, 4 and 6 Denning Road.

* 1. The waste bins are currently stored in the basement area making it difficult for waste collectors to access them. The new arrangement will make it easier for them to be emptied and follows the guidance in the Local Plan and Design Guide.
	2. The new tiles on the steps and bricks around the bin store will be carefully chosen to complement the character of the existing building. The replacement tree and new planting at the back of the bin store and on the trellis will help improve the overall appearance of the front garden.

**7 Conclusions**

7.1 The changes proposed in the current application will improve the appearance of the front garden of number 20 and the street scene. They will also make it easier to store and access the waste bins from the four flats. The replacement tiles on the steps to the front door and the new handrail will improve the ease and safety of accessing the building.

7.2 The National Planning Policy Framework states that Local Planning Authorities should approve applications wherever possible unless the adverse impacts of allowing a proposal would significantly and demonstrably outweigh the benefits, provided no conflict exists with development plan policy.

7.3 This application is in accordance with national and local planning guidance including the detailed criteria set out in the Boroughs Design Guide. I consider the benefits of approving the application outweigh any disbenefits, if indeed there are any, and that planning permission should be granted.

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 March 2023