

Planning Design Partnership

Design and Access Statement

Planning Application for a wooden bin store, new handrails on either side of front steps and resurfacing front garden and steps with york-stone type paving at:

***41 Buckland Crescent
Hampstead
London
NW3 5DJ***

May 2023

DESIGN AND ACCESS STATEMENT FOR PROPOSED BIN STORE, HANDRAILS AND PAVING FRONT GARDEN AND STEPS AT 41 BUCKLAND CRESCENT, HAMPSTEAD, LONDON NW3 5DJ.

1 Introduction

- 1.1 This Design and Access Statement examines the planning merits of a proposal to construct a new bin store to the front of 41 Buckland Crescent in Hampstead. The application also includes proposed replacement handrails on either of the front steps and resurfacing the front garden and steps with York-stone type material. The document assesses the proposal against national and local planning policy and guidance.

2 The Application Site

- 2.1 The house is situated on the south-west side of Buckland Crescent which lies to the north of Swiss Cottage Tube Station in Belsize Park. The site is located within the Belsize Park Conservation Area. It is not a listed building but is identified as making a positive contribution to the character of the 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 smooth-rendered and white painted in common with its neighbours. It is divided into four self-contained flats.

3 Relevant Planning History

- 3.1 In 2018 an application for external alterations to the second floor flat including the replacement of the front and rear windows and the creation of a new opening, roof terrace and balustrading was granted in October of that year (Reference: 2018/4319/P).
- 3.2 An application to replace an existing garden structure to the rear of the site with an enlarged single-storey outbuilding to provide ancillary space to the lower ground floor flat was approved in November 2016 (Ref: 2016/5859/P).
- 3.3 Permission was granted in 2016 to fell a Black Mulberry Tree and a Quince tree in the front garden of Flat A (Ref: 2016/5835/T).

3.4 Application was made in 2016 by Flat A for a single-storey rear extension at lower ground floor level, enlarging the terrace at upper ground floor level and altering the windows on the side. (Ref: 2016/4096/P).

4 The Proposal

4.1 The main proposal is to create a bin store which will enable the dustbins to be accessed more easily 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 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.

4.2 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.

4.3 The application also includes resurfacing the front garden including the steps leading up to the front door with York-stone type paving and installing new, more traditionally designed, handrails to either side of the steps. The current handrail is low and affords little assistance for those using the steps.

5 Relevant Planning Policy

5.1 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.

- 5.2 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

- 5.3 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.”*
- 5.4 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 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.

6 Assessment of the Proposal

- 6.1 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 with minimal change in level. Similar bin-store areas have been constructed in the front gardens at numbers 2, 4 and 6 Denning Road.

- 6.2 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.

7 Conclusions

- 7.1 All of the changes proposed in the current application will improve the appearance of the front garden of number 41 as well as the street scene. They will also make it easier to store and access the waste bins from the four flats and to negotiate the steps up to the front door.
- 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.

David Chivers
BSc DipTP MRTPI
Chartered Town Planner
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