

24 Cubitt Street London WC1X 0LR

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1 INTRODUCTION

1.1 INTRODUCTION

This Design and Access Statement accompanies the application for the reconfiguration of the existing refuse and car parking area at ground level of 24 Cubitt Street.

This Design and Access Statement has been written to meet the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010.

1.2 USE

The proposed design involves the installation of a new enclosure for the communal bins on the ground floor. For privacy considerations, the black-painted steel gates will incorporate closeboarded panels.

1.3 SITE DESCRIPTION

24 Cubitt Street is located on the eastern side on the street and lies parallel to King's Cross Road. The existing refuse area sits in an alleyway between 24 Cubitt Street and the residential block that comprises 26-30 Cubitt Street.

The property does not lie within a conservation area.

1.4 CHARACTER OF WASTE STORAGE

Approved Document H: Requirement H6 of the Building Regulations (Solid Waste Storage for Domestic Developments 1.13) states that 'Unightly bins can damage the visual amenity of an area and contribute to increased levels of anti-social nuisance such as odour and litter, so bin storage should be planned carefully. Where the location for storage is in a publicly accessible area or in an open area around a building (e.g. a front garden) an enclosure or shelter should be considered.

The existing arrangement contravenes all of the advisory points listed in this document which this application seeks to rectify.



2 EXISTING PHOTOGRAPHS

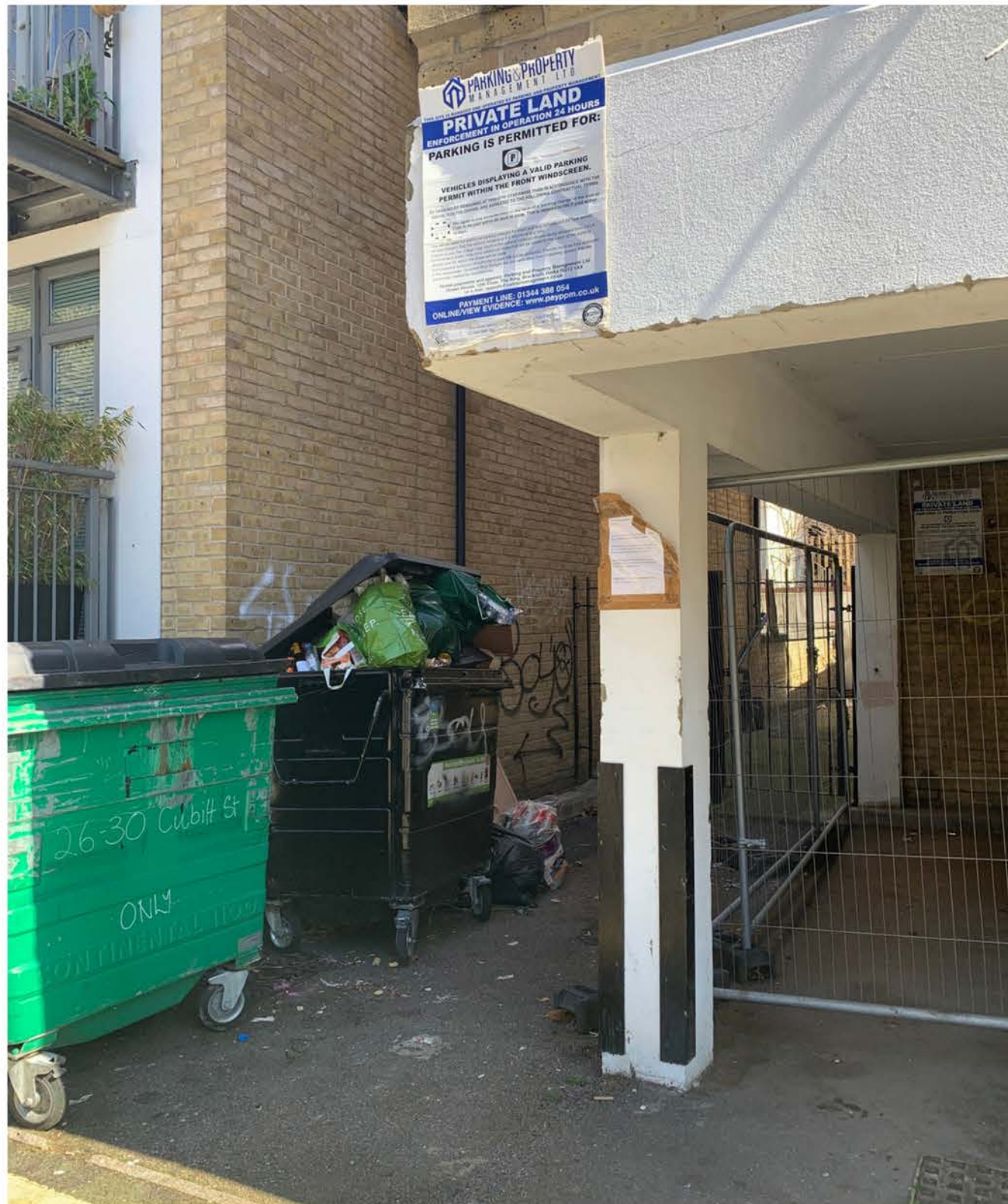


Figure 1 The alleyway between 24 and 26-30 Cubitt Street, showing the unsightly and disorganised state of the communal bins. The openness of the alleyway further creates a hidden corner for antisocial behaviour.



Figure 2 Front elevation showing the alleyway and car parking space. Note the need to fence off the car parking undercroft as the space was being misused.

2 EXISTING PHOTOGRAPHS



Figure 3 Alleyway and car parking space side view

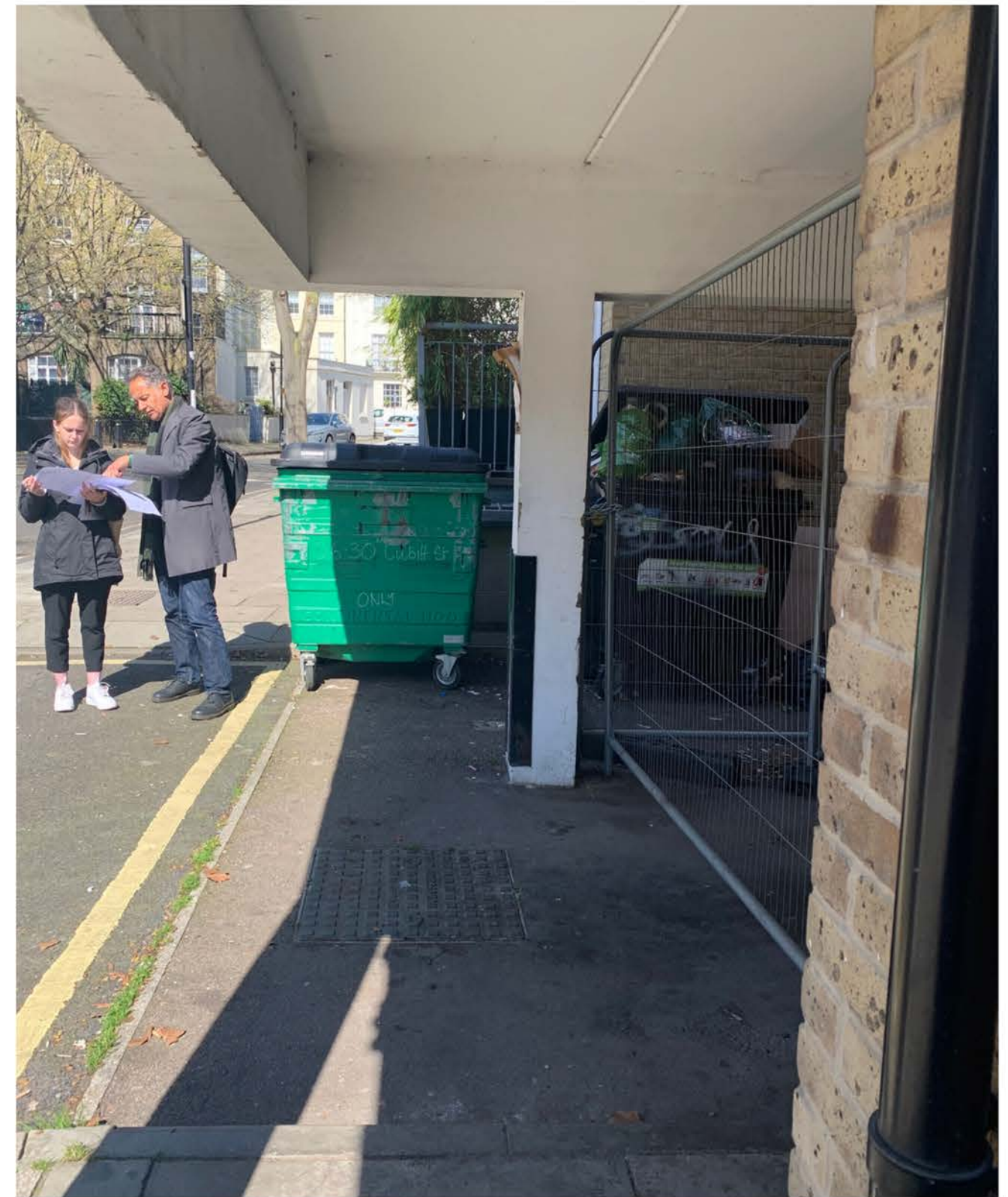


Figure 4 The car parking space set beneath 24 Cubitt Street with fencing.

3 DESIGN PROPOSAL

3.1 EXISTING CONCERNS

Presently, the outdoor bin storage alleyway lacks any form of enclosure and as a result the communal bins tend to drift about the space and often venture onto the public pavement. Adjacent to the alleyway is a single car parking space situated beneath 24 Cubitt Street.

The lack of any form of enclosure has resulted in the area becoming a focal point for increased dumping and littering. The long and narrow shape of the alleyway encourages individuals to venture behind the bins and engage in anti social behaviour.

The parking area adjacent to the refuse zone had developed a real dumping problem and as a result has had to be temporarily enclosed with fencing.

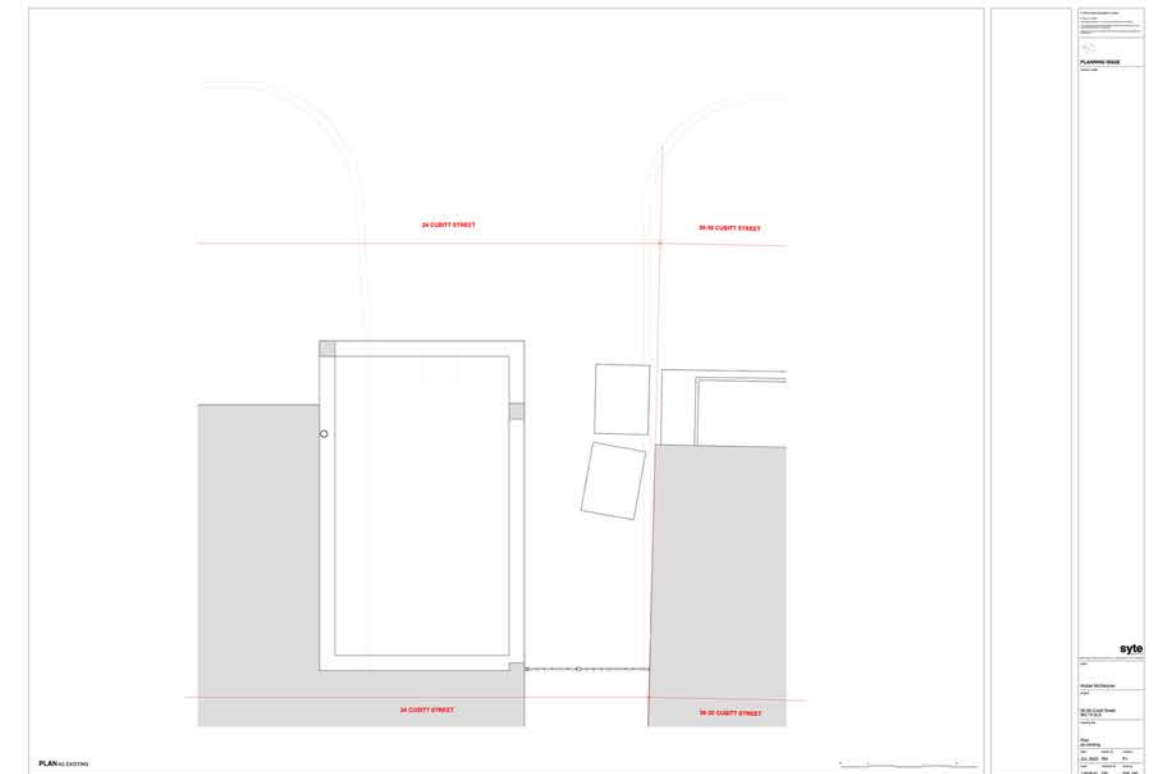


Figure 5 Floor Plan as existing



Figure 6 Front Elevation as existing

3 DESIGN PROPOSAL

3.2 REFUSE AREA

The design proposal seeks to install a new enclosure in the form of a pair of gates within a designated section of the alleyway to contain the communal storage bins. Access to these bins will only be for the residents of the adjacent property. The location of the new enclosure will be continuous with the adjacent facade of 26-30 Cubitt Street and as such will not present an opportunity for a 'recessed nook' that may attract further dumping. The gates also serve to deny access to the furthest hidden part of the alleyway and ensure it is only used by residents.

The enclosure will be fabricated as a steel framed set of gates with fixed panel above. Furthermore, to address privacy issues, both the enclosure and its gates will incorporate closeboarded panels.

3.3 ACCESS

The existing access arrangements to the flats at 24 Cubitt Street exist directly off of the pavement and do not utilise this alleyway. They will be unchanged by this modification.

3.4 PARKING AREA

The parking space adjoining the refuse area is part of the design proposal. The enclosure is to similarly enable the car parking space to be secured with double doors for entry. The enclosure will align with the footprint of the building's upper floor (as shown in figure 4).

The form of enclosure has already been implemented at 20 Cubitt Street (as shown in figure 9).



Figure 9 20 Cubitt Street at ground level

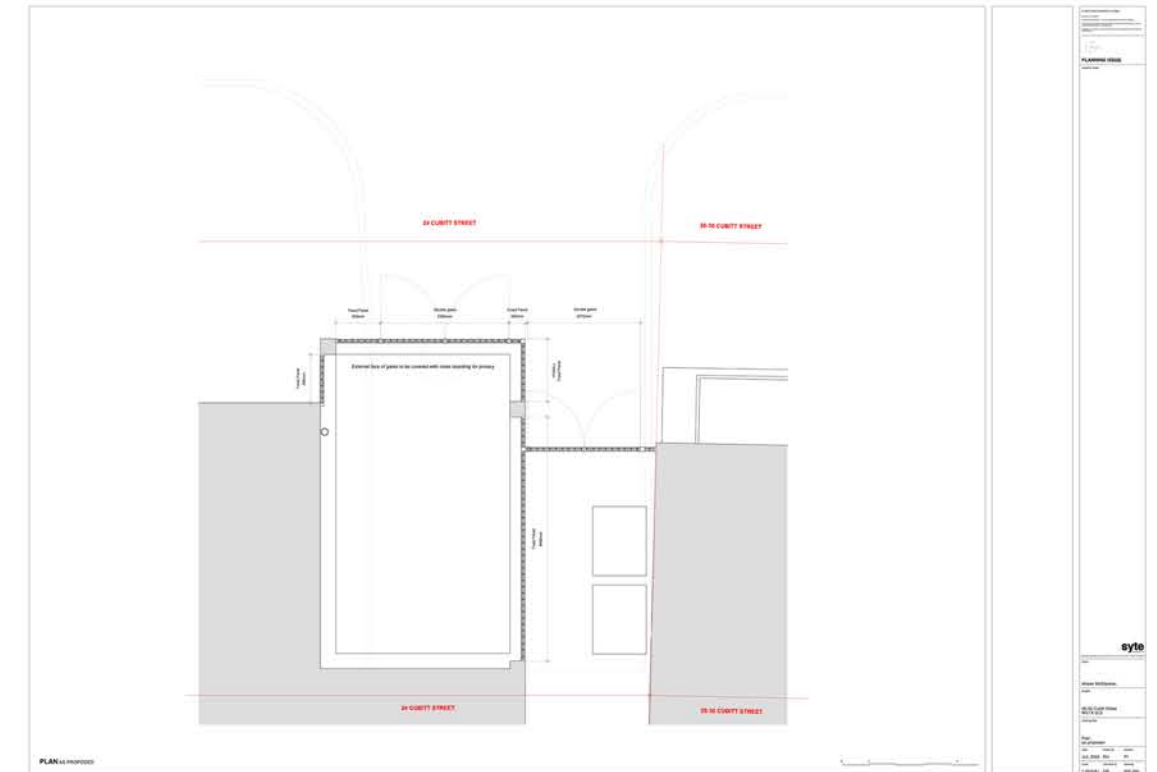


Figure 7 Floor Plan as proposed showing the extent of the enclosure



Figure 8 Front Elevation as proposed