

**Design and Access Statement for
Bulk Storage Room and Auxiliary Fence at
Beckfoot, Ampthill Square, Somers Town, NW1 2JT**

Site and Surroundings

The Ampthill Square Estate comprises three tower blocks and eight maisonette blocks and is located between Euston Station and Harrington Square. The proposed development site is a hardstanding adjacent to the Beckfoot block to the south of the estate near the junction of Barnby Street and Eversholt Street. To the east is 163-203 Eversholt Street, and to the south is an electrical substation.

Background and Proposal

The estate is large and has inadequate provisions for residents to safely store bulky items, such as large furniture and white goods, for collection by the council for recycling or disposal. This proposal for a bulk storage room (a single-storey standalone steel storage container) aims to improve waste storage arrangements on the estate and deter fly-tipping and other anti-social behaviour.

Location and Security

The proposed location for the bulk storage room has been carefully selected. It utilises an underused area near an existing refuse collection point on the estate. It is easily accessible for residents to deliver their bulky items and convenient for collection crews to drive up and stop to collect them. This location cannot be seen from the main road but is visible within the estate, making it easy for residents to locate. It also has public vantage points to reduce the incidence of anti-social behaviour, and the area is well-lit by lampposts. The design also incorporates a quarter-fan palisade security bar and anti-climb rollers to prevent climbing on the roof and accessing the rear of the storage room.

Scale and Appearance

The size of the proposed bulk storage room (5m wide x 3m deep x 2.8m high) is proportionate to the surroundings and has been selected to provide sufficient space for the predicted number of items. The bulk storage room's roof, walls, and doors would be made from strong and durable steel (in a black gloss paint finish), and the steel louvre double doors would be fitted with digital locks to control access. Internally, there would be a movable partition to separate persistent organic pollutants (POPs) as the Environment Agency requires. A lockable side gate (2m high) would be provided for authorised personnel to access the rear areas for maintenance.

Planter Fence and Gate

To the rear of the proposed bulk storage room, a 2m high galvanised palisade security fence and access gate with triple points on cranked posts will be installed on a 700mm high brick planter to provide maintenance access and prevent unauthorised access.

Planning Statement

As stated above, there is insufficient storage on the estate, and more provision needs to be made for residents to safely store bulky items for collection. The proposed bulk storage room would improve this and deter fly-tipping and other anti-social behaviour. Security fencing and access gates are required to provide maintenance access and prevent unauthorised access and anti-social behaviour. In addition, the proposal will not harm the surrounding area's character and will enhance it.