

IN SUPPORT OF A

PLANNING APPLICATION

FOR A

PROPOSED REFUSE AREA WITHIN THE FRONT GARDEN OF THE PROPERTY.

TO

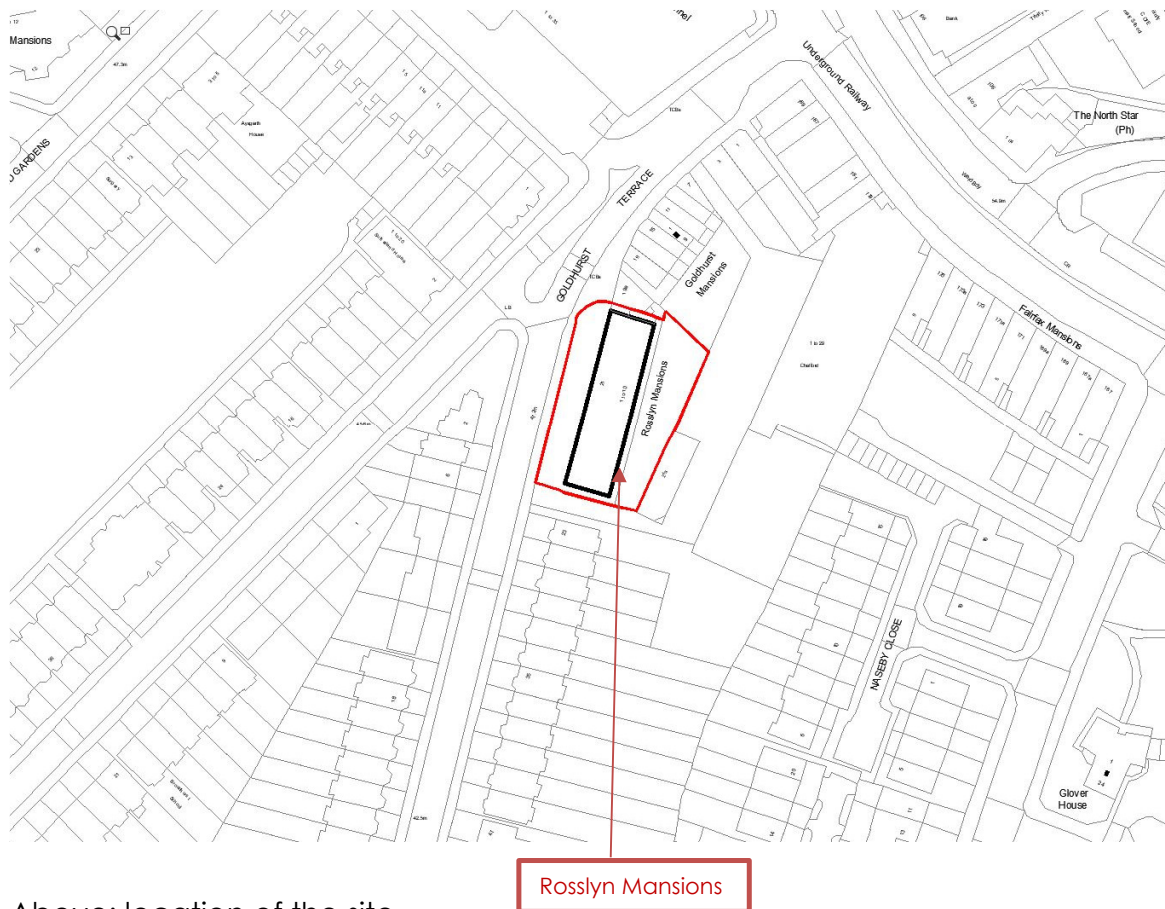
ROSSLYN MANSIONS, 21 GOLDHURST TERRACE, LONDON NW6 3HD

FOR

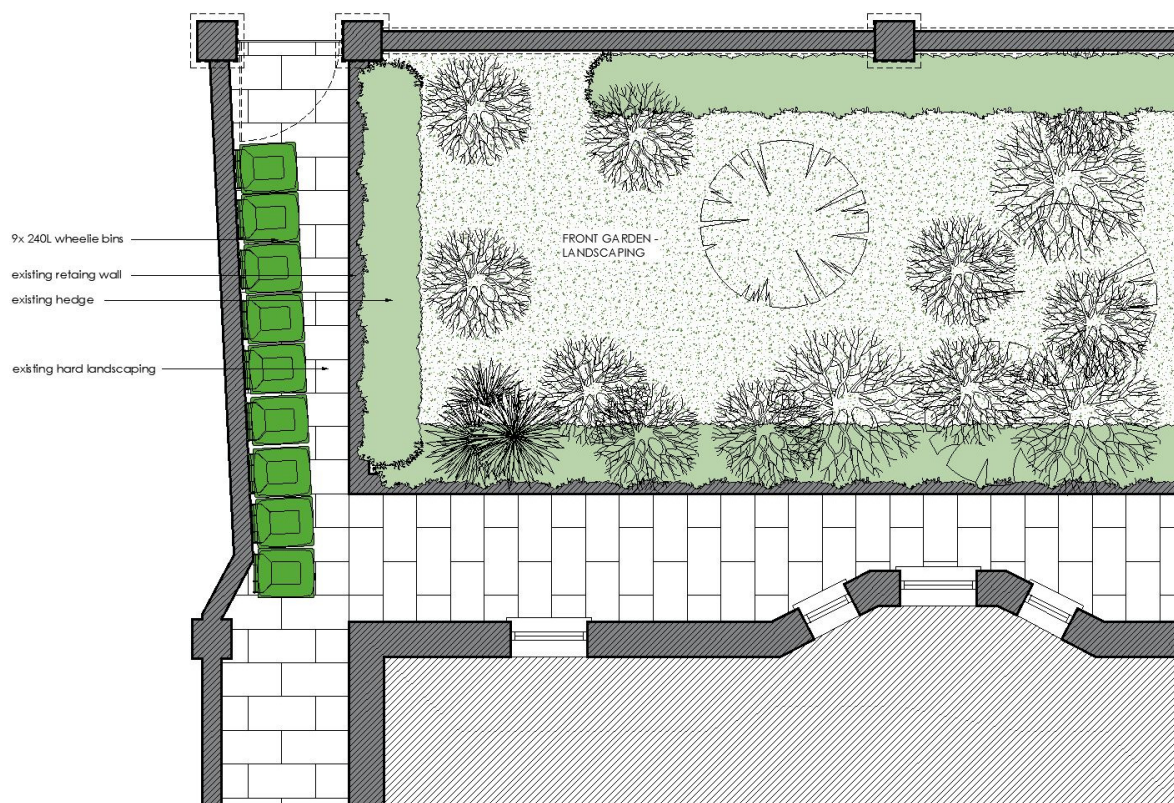
MRS A MOONEY FT-T APPOINTED
MANAGER ROSSLYN MANSIONS
C/O WESTBURY RESIDENTIAL LTD

FEBRUARY 2025

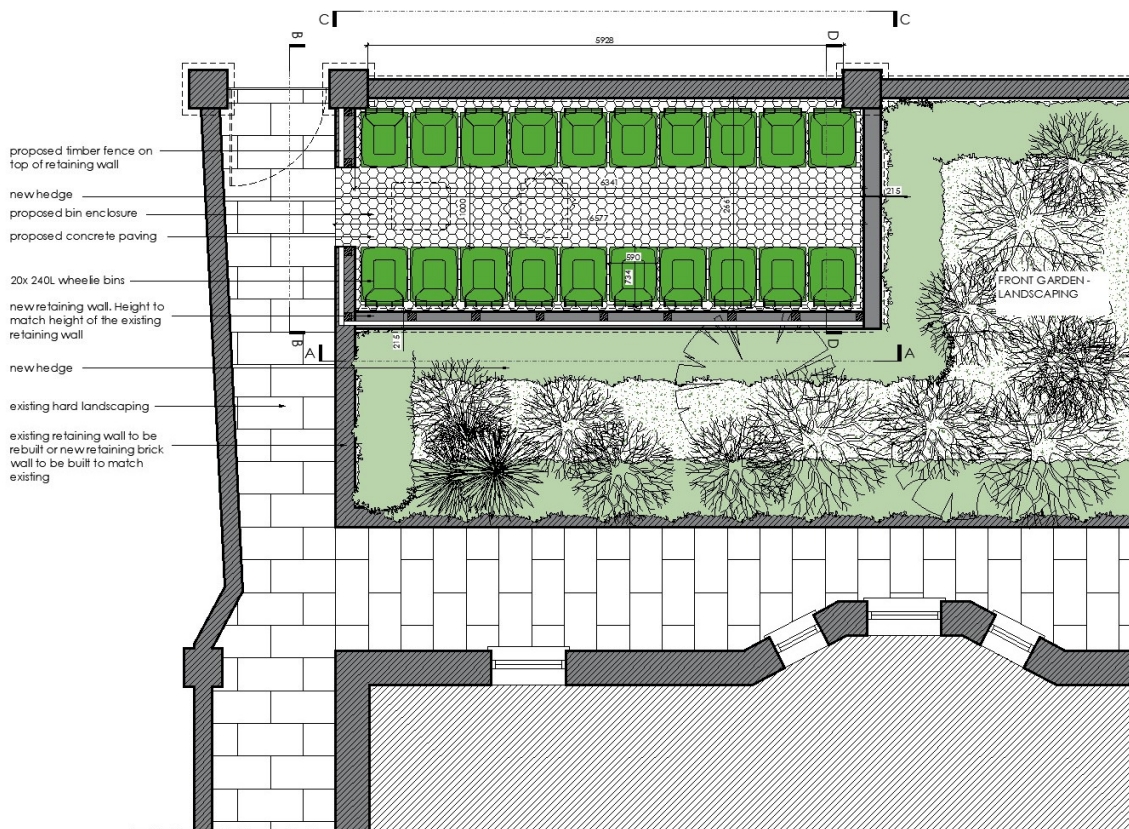
PREPARED BY: SHAPE OF ARCHITECTURE LIMITED



Above: location of the site.



Above: location of the existing refuse area along the footpath.



Above: location of the proposed refuse area.

DESCRIPTION OF THE DEVELOPMENT

The property, called Rosslyn Mansions, is located at No.21 Goldhurst Terrace, London NW6 3HD. The property is minutes' walk away from Finchley Road and Swiss Cottage London Underground stations as well as Finchley Road Town centre.

Our proposal is for a new refuse enclosure within the front garden of the property. Currently bins are located along the side footpath, on the south end of the site. There is no refuse enclosure on site and the current location is unsuitable for the storage of the wheelie bins. The side path is too narrow for the purpose. The width of the path remaining adjacent to the bins narrows down to less than 500mm which is not sufficient for an average person to pass comfortably. Apart from the above there is currently no space within the hard-standing surface of the site to build screens in order to separate visually the refuse area from the rest of the site.

The current refuse area does not only contribute to health and safety hazard but also substantially downgrades the appearance of the site.

Therefore, we are proposing the creation of a new refuse enclosure within the landscaped area of the front garden. The new enclosure would be located along the front site boundary wall of the premises and would be surrounded by a low level brick wall and timber clad screens to the South and East of the enclosure and a 1.2m high brick wall to the North of the enclosure. The existing front garden wall will visually separate the wheelie bins from the public pavement and both the screens and the brick walls will give sufficient visual separation of the bin from the windows of the Rosslyn Mansions. The side footpath will reclaim its original space. The entrance to the bin enclosure would be from the side footpath and adjacent to the side gate.

We trust that the above proposal is acceptable and is a significant improvement to the appearance as well as the health and safety of the site.