

DESIGN AND ACCESS STATEMENT - BARKER DRIVE

BRIEF:

BRIEF: The attached application is for a proposed secure bike store in the grounds of the land belonging to 160-246 Barker Drive and additional security fencing to Camley Street. Having looked at various feasible locations and design options for the bike store it has been decided along with the residents that the most suitable place is in the private secure car park located at the rear of the block. All the proposals attached with the application have been designed with the resident's interests in mind and have been discussed with the resident's representative at length.

PROBLEM 1:

This application is being driven by two main concerns firstly the area is subject to vandalism and theft especially at night and many bikes which were securely chained on private land have had their chain cut and been stolen. As a result of this residents have been left with no choice but to store their bikes in the communal parts of the flats. However this presents another hazard in that the corridors are not wide enough for bikes and people. In the event of fire this will present a hazard to people escaping from the building. On a daily basis it is also disruptive to people carrying deliveries into and out of the flats. The proposed bike store provides valuable storage space in a city where space is scarce. It also helps meet local government targets of promoting environmentally friendly transport and reducing the carbon footprint.

PROBLEM 2:

This application also contains details for a new security fence to the Camley Street elevation. The proposed fence has is needed to help prevent fly tipping on private land which the residents have to pay to get removed. More and more waste is continually dumped on this ground which is private property, not only does it makes the block and surrounding area look a mess but it is damaging the local environment. The Council are also being adversely affected by the fly tippers who should be paying money to get rid of their waste at the recycling plants provided by the London Borough of Camden. The proposed fencing is therefore designed at a suitable height to prevent people from jumping over it. The fencing matches the galvanized steel security fencing installed at the adjacent factories.

SITE:

There are trees on the current site which provide a nice outlook and screen so that the car park cannot be seen from within the flats. These trees have been surveyed and are shown on all plans and elevations none of these trees will be removed or damaged by the proposed development. During construction relevant measures will be adopted to protect those trees shown closest to the proposed construction.

PROPOSAL:

The proposed bike store as shown on the attached drawings has been designed sympathetically to match the existing character of the flats and existing out buildings on the site. The bike store will take up two car parking spaces thus reducing the existing 28 bays to 26, however the proposed will provide the addition of 28 secure cycle parks, which will bring massive benefit to the residents and vastly improve the amenity of existing and future residents.

ACCESS: Access to the bike store will be gained via the existing right of way into the residents car park. No modifications will be required to this entry point which is already fitted with a motorised security gate operated by key fobs.

DESIGN & MATERIALS:

The proposed bike store will be constructed from brick to match the existing building, the structure will have brick columns to reinforce and take the wind and dead loads of the structure. These columns will also act as a design feature and be expressed on the outside of the construction in keeping with the other out buildings on the site. The base will be made from a reinforced concrete plinth foundation cast on the existing concrete surface of the car park in this way no major piling will be required which could damage the routes of the adjacent trees. The plinth will also raise the structure slightly above ground level hence preventing dampness inside. Ventilation will be provided by slots located just below the roof with galvanized steel grills to make them secure. The roof will be supported by treated softwood joists and will support a lightweight galvanized steel corrugated roof which will provide a security and protection from the elements.

This application is supported by drawing numbers 919-02 to 919-12 which include all the necessary existing and proposed plans and elevations to meet the London Borough of Camden's requirements for planning purposes only. Please note these drawings are to be used for planning purposes only. Detailed construction information is required prior to the start of work on site provided consent is granted.

Unspecified dimensions are not to be scaled off this drawing. If dimensions or details on these drawings conflict with other drawing information precedence shall be given to the larger scale drawings. Where the drawing relates to existing buildings or completed construction the contractor is responsible for checking that there is no conflict between actual building dimensions and drawing dimensions. In the event of discrepancies between the drawing and subcontractor's working drawings for relevant building components, the subcontractor's drawing shall take precedence. Any conflicts arising out of information as noted above must be reported immediately to Ringley Chartered Surveyors. This drawing is the copyright of Ringley Chartered Surveyors and it is forbidden to reproduce this drawing in part or full without written permission. All dimensions are in millimetres unless otherwise stated.

No.	Revision	Date	By	ckd
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PURPOSE OF ISSUE

☐ Approval ☒ Planning ☐ Legal ☐ Construction ☐ As-built



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Client ELM VILLAGE BLOCK B LTD

Contract 166-246, BLOCK B
BARKER DRIVE
LONDON, NW1 9JF

Title
DESIGN & ACCESS STATEMENT

Designed	JNB	Size	A3	Date	20.10.09
Checked	MAB	Approved		Scale	NTS
DRAWING		919-001		REVISION	