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Camden planning

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Re: No 19 Frognal/ Bin store planning submission/ Design and Access statement

Site:

No 19 Frognal is a three storey building, constructed in traditional red bricks/ render with pitched roof.

There is a side entrance and stairs to the Lower ground floor area. There are 3 no flats at the rear garden level. The main entrance is through new main gates and front garden area. Ground, First and second floors contain 10 more apartments one of which is a duplex using the roof pitch with entry at second floor.

There are two Trees in the Front garden area with TPOs, and the property sits in the Finchley and Frognal Conservation area.

Proposal

There has been many problems for rubbish disposal in this building block. There has been a previous designated fenced area, where all the rubbish complied. There has been rat infestation which has now been cleared.

The proposals are for a new bin area within the existing boundary wall in the front garden.

There is already a concrete foundation for this bin area which will be utilized and the two trees protected and the bin stores will be built around them.

The new bin areas are below the heights of the boundary wall adjoining the pavement.

The materials are proposed to match the red bricks of the existing building. The doors to the bin areas will be in hardwood with brass ironmongery.

There will be a planter area on the top of these bin areas.

Access

There is no vehicular access to the site.

All pedestrian accesses and gates to the site will be retained.