

Design and Access Statement

Project: New Bin and Cycle/Meter Store

Property: Flats 1-6, 123 King Henry's Road
London NW3 3RB

Client: 123 King Henry's Road Limited

Date: April 2009

RUMBALL
sedgwick
Chartered Surveyors

DESIGN AND ACCESS STATEMENT

SITE ANALYSIS AND EVALUATION

King Henry's Road is a predominantly residential road running approximately East to West. The properties on the South side are mainly detached or semi-detached former houses, most of which have been converted to self contained flats.

This is Conservation Area.

Existing Property

The existing property at no 123 is a semi –detached house with accommodation on four floors, which has been converted to comprise 6 self contained flats.

It is of traditional construction with solid masonry walls in stock facing brickwork with masonry detailing and some areas of painted render.

The front garden of the property has a front boundary marked with substantial rendered and painted piers, with low rendered wall running between.

There is a side access to the basement garden flat via steps to the lower level. The remaining flats are accessed via a common front entrance at upper ground floor level reached via steps rining from the front garden.

The front garden is largely surfaced with insitu concrete pavings giving access to the steps to each of the entrances described above. To the right side there is some soft landscaping and a lower area forming a light well to the front bay of the lower flat. There is a substantial and mature hedge behind the longer section of the front wall.

The left side boundary of the front garden area is marked by a stock brick wall.

Existing Bin and Meter Arrangement

At present dustbins for the flats have no storage and are placed on a concrete plinth adjacent to the front and left side boundaries. The gas meters are secured in a row against the left side wall.

This arrangement is unsightly and not secure.

There is currently no cycle storage facilities, leaving residents with cycles the inconvenience of negotiating steps to the flat entrances and for those to the upper flats the inconvenience and obstruction of storing cycles within the common entrance hall.

DESIGN PROPOSED

The general proposal is to build a bin and meter storage arrangement that will also double up as providing some cycle storage.

The space available within the front garden is limited.

The area behind the longer section of front boundary wall provides soft landscaping that provides a green outlook from the front of the flats and a valuable softening of the street landscape. It was not therefore considered desirable to place any new structures within this area.

The area to the left side of the front entrance steps is already used for the location of the bins and meters. There is no soft landscaping in this area and there is already a substantial wall on the left boundary.

Space is however limited. The proposal is therefore to rationalise the positioning of the gas meters into a block of 6 in two rows of three, then to enclose upon these meters with a timber door front structure having a felted flat roof. The height of the structure will not exceed the existing boundary wall. The width of this structure is designed to enable two cycles to be stored within.

The remainder of the area against the left boundary wall will be used to provide an open fronted bin store built with stock brick walls to match the existing and a concrete slab roof. This will be open fronted for ease of access for all residents and waste collection. The current plinth will be removed to allow the height of this structure to be as low as possible.

This design has been chosen to blend in with the existing materials used for the left flank wall and is also similar to arrangements at the front of other properties nearby on this side of the road.

CONCLUSION

This proposal aims to provide the bin, meter and meter storage required for the benefit of the residents. The introduction of cycle storage will be of particular benefit for current and future residents and will encourage this sustainable form of transport.

The location of this storage will retain the valuable soft landscaping to the front of the property and tidier storage of bins and concealment of the six gas meter housings will improve the appearance and view from the street.

Improved storage for dust bins will also be of benefit to the waste collection department.

The materials proposed are either to be similar or sympathetic to the existing.

Overall, this proposal will provide positive benefit both to the residents, the waste collection department and to the street scene.

EXISTING ARRANGEMENT



SIMILAR ARRANGEMENTS ALONG ROAD

