DESIGN & ACCESS STATEMENT

In support of Proposed Bin & Bulk Store,
Exmouth Mews, London, NW1

The Process:

The site occupies a small section of land within a built up area that is predominately residential. The land is currently used for resident parking. The Bin / Bulk Store is required to replace the existing store which is insufficient is size to cope with refuse produced by residents. It is proposed that the residents will have access to the store to dispose of their own rubbish.

Use:
The location of the Bin / Bulk Store is largely determined by this being the only available location on the site that is suitable. It is located adjacent to the existing Boiler Room which keeps all of the 'service' elements of the estate together.

Amount:
The proposal is for a 20m2 single storey building split approximately in half. One half will house up to 6 large metal bins. The other side will be available to residents to dispose of larger items.

Layout:
The building is designed to front onto Exmouth Mews, whilst it is unlikely that refuse lorries will be able to access this store directly, it is the closest possible location to Drummond Street.

Scale:
The scale of the building is determined by the practical requirements of its use. The use of a parapet roof has helped to reduce the overall height of the building.

Landscaping:
Not applicable on this scheme.

Appearance:
This new building incorporates traditional design detailing and is of a scale and appearance sympathetic to existing adjacent properties. The details include brickwork to match the surrounding buildings and a parapet wall / flat roof arrangement.

The proposed dwelling is in context with its setting, reflecting the scale and style of surrounding properties.

By its nature, the building is utilitarian and needs to be robust and secure. The manager of this housing area was concerned about the security issues. We would

propose to construct the store with 225mm solid walls, good quality steel louvered doors and possibly additional decking to the flat roof so it cant be kicked through. An anti climb steel mesh is proposed for to be fixed to the inside face of the parapet wall and to the top of the fence.

Lighting on PIR (passive infra red) would also be included for security and practical reasons.

Access

Vehicular & Transport links:
Highway access is via an existing underpass from Drummond Street.

Inclusive Access:
The building will be designed with level access thresholds and wide doors making it usable for wheelchair users. We would propose that any light switches are also Part M compliant.