Design and Access Statement
1421 - 20 KINGDON ROAD, LONDON

NICK BAKER ARCHITECTS
October 2012
Rev01

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Introduction
The three storey property with a lower ground at 20 Kingdon Road was built in the 1900's and is located next to the West End Green Conservation area.

In 2013, an application with reference number 2013/ /6297/P was submitted for a lower ground floor extension at the rear of the property and dormer roof extensions at the front and rear of the building. This application was withdrawn.

There has been no pre-application to this proposal. However, the previous application and related available information have been referenced to inform this new application.

Planning Statement
The proposed scheme has been designed to provide a lower ground floor extension at the rear of the property and dormer roof extensions at the front and rear of the building.

The number of units is proposed to remain as existing. Please refer to the "Planning Statement" document for further details.

Reference to planning guidelines has been identified throughout this document to identify the specific instances of planning policy.

Site Constraints/ Characteristics
The surrounding residential properties are of 2 and 2 ½ storey in height. They have typical front stepped area and rear gardens. Most properties on the road have dormer extension of varying scales both to the front and rear elevations.

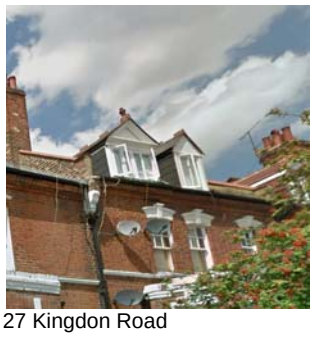
Photograph of Kingdon Road

Massing/Form
The proposed extension at the rear lower ground level would increase the size of Units B1 and B2 to reach the current usable floor space requirements. The principle of this extension was deemed as acceptable by the Environmental Health Officer Mr Ilir Hyseni, as stated on the "Design and Access Statement" of the previously withdrawn application.

The extension is proposed to have a flat roof to minimize its scale and impact. Flat roof frosted rooflights are proposed to further daylight into each unit whilst preventing overlooking from the units above.

The front elevation includes for a proposed dormer which would enable Unit 23 to reach the current usable floor space requirements. Unlike the design issued on the previous planning application, the current proposal responds to the proportions and design of the existing building. Examples of this same methodology are found on the same street. Please refer to the below photographs:


29 Kingdon Road


27 Kingdon Road


30 Kingdon Road

The front elevation currently has a dormer to which no works are proposed. A new dormer would be incorporated above the existing window, in keeping with the building fabric. Please refer to P-012 showing the proposed elevation.

Additionally there are two proposed dormers to the rear elevation, also part of the previous planning application. Each dormer would enable Units 21 and 22 to reach the current usable floor space requirements. Both dormers would have flat roofs, a feature found on surrounding properties and less prominent than the pitched dormers to the front elevation. The dormer to Unit 21 in principle would not overlook into the dwelling. The windows to this dormer are proposed to be fixed and frosted to prevent overlooking into the garden.

Materials

The surrounding areas consist of traditional residential two storey buildings. Typically these are brick or white rendered throughout the building facade. The roofs are slate with dormers in keeping with the existing building and windows in either timber or UPVC. Rear dormers are typically formed in lead with timber windows painted white to match surrounding.

The proposed lower ground floor extensions would be formed in brick to match existing surrounding with white folding doors to match surrounding. The flat roofs are proposed as single ply with frosted flat roof rooflight.

The front elevation roof dormer would be formed with slate roof, dormer cheeks and painted white windows to match the existing dormer at the property.

The rear elevation dormers are proposed to be dressed in lead both for the roof and dormer cheeks. The windows would be painted white to match the existing surrounding.

Additionally, windows throughout the building, whilst complying with current regulations, are proposed to have window restrictors installed to avoid their use as means of access to neighbouring roofs as identified by consultation responses to the previous planning application.

Parking / Transport / Refuse / Recycling

Parking and transport are to remain as existing.

On refuse, neighbouring properties typically have bins located on the street or behind the dwarf walls to the front of the properties as shown on the below photographs.


Photograph of 30 Kingdon Road


Photograph of 13 Kingdon Road

The previous withdrawn planning application (ref. 2013/ /6297/P) displayed a number of consultation responses from neighbouring properties where adequate provision for bins and the visual impact of the bin area were identified.

From these comments, and as part of this application, guidance has been sought from the local Council to establish the satisfactory bin requirement for the property. From this guidance, 1,200 litres of refuse and recycling is required to cover all twelve units. As per local council guidelines, these waste containers would be located on the front of the property for ease of use and access by the council. Please refer to the Appendix for further details.

The required capacity requirement may be met with 2No 660 litre Euro bins. One would be dedicated to general waste and the other to recycling. As part of this proposal, adequate provision for waste and recycling disposal would be included within each unit to facilitate the early process of separating the types of waste.

Regarding the visual impact of the bin area, the proposal includes for a timber closed boarded fence to surround the bins to the front and the rear without limiting ease of access and use.

Landscaping
There is no proposed landscaping to the front of rear of the property.

Boundary Treatment
New boundary treatment to the front facade is proposed in the form of a CBF to help enclose the proposed bins as described on the above Refuse section.

Access
Access is to remain as existing.

APPENDIX

Waste and Recycling

Berta Sanchez

From: Griffiths, Bryn [Bryn.Griffiths@camden.gov.uk]
Sent: 27 October 2014 16:50
To: Berta Sanchez
Cc: Esnard, Sybil; Borg, Gary
Subject: RE: 1421-Bins inquiry

Dear Berta

Please find attached guidance for waste and recycling storage for properties within Camden.

Effectively we recommend 100 litres of refuse storage per resident/one bedroomed property. With 12 flats you would need 1200 litres of refuse/recycling capacity.

We do not supply refuse bins to residents although we do hire larger bins and we will supply residents with recycling containers of various sizes for free (please see attached waste and recycling containers document for dimensions).

Kind regards

Bryn Griffiths
Senior Area Monitoring Officer

Telephone: 020 7974 3982

From:#Hvqdug/#V|el#
Sent:#5:#Rfwrehu#5347#46=33
To:#Eruj/#Jdu|>#Juliilwkv/#Eu|q
Subject:#IZ =#47540Elqv#Eqtxlu|

Hi Gary,

Hope you are well,

Please see below,

Is it possible you can respond to the email below please as all I know is the flats are on Kingdon Road, NW6.

Thanks
Sybil

From:#Ehuwd#Vdqfkh}#^p dlwr=EVdqfkh}C QlfnEdnhuDufklwhfw1frp '#
Sent:#57#Rfwrehu#5347#47=68
To:#Vwhhw#Hqylurqp hqw
Subject:#47540Elqv#Eqtxlu|
Importance:#Kljk

GUIDANCE FOR WASTE AND RECYCLING STORAGE AND COLLECTION

1) Street Level Properties

Households with kerbside refuse and recycling collections (i.e. collected individually, rather than from a large communal bin) should present their refuse and recycling for collection on the front boundary of their property. The waste must not be presented on the public highway – it must be contained within their property.

Camden provides wheelie bins for recycling but not for refuse. The collection system is described below:

- Weekly refuse – using sacks / bins purchased by the occupier
- Weekly dry recycling collection – using wheelie bins, green boxes or green bags supplied by the council.
- Weekly organic collection – using brown kitchen caddies (food waste) and white reusable sacks (garden waste).

The collectors should not have to carry the sacks more than 15 metres from where the waste and recycling is presented to the collection vehicle.

2) Flats

The key steps for installing refuse and recycling bins are described below:

2.1) Calculate the Volume of Waste Generated

The table below can be used to calculate the total volume of all waste and recycling generated in a week.

Table 1: Estimated Waste and Recycling Generated

Size of household	***Number in development***	***Projected Weekly Waste per household***	***Waste produced from all households***
Studio / one bedroom	A	100 litres	A x 100 = W litres
Two bedroom	B	170 litres	B x 170 = X litres
Three bedroom	C	240 litres	C x 240 = Y litres
Total Weekly Waste Arising			***W+X+Y = Z litres***

If there are eight or more households in a block of flats we recommend the use of bulk bins. The standard Eurobins we use have a capacity of 1,100 or 1,280 litres. The number required can be calculated as below:

Number of bulk bins required = $\frac{\text{(Z) litres (from Table 1)}}{\text{1,100 litres (volume of bulk bin)}}$

The above is a minimum figure.

Provision of bins should at least be split equally between refuse and recycling – e.g. if a building requires 4 1,100l bins, 2 should be for refuse and 2 for recycling.

2.2) Storage Space for Waste and Recycling Bins

Bulk bins must be placed on smooth impervious material that is 100 mm thick to withstand the weight. If multiple bins are needed they are better kept in an enclosure. This discourages non-residents from using the bins and also improves the aesthetics of the development. The dimensions of a bulk bin are given in the table below.

Table 2: Dimensions of Standard Bulk Bin

Bin Size	Height	Depth	Width
1,280 litre Eurobin	1,470 mm	985 mm	1,260 mm
1,100 litre Eurobin	1,370 mm	990 mm	1,260 mm

Residents should not be expected to carry their waste more than 30 metres in the horizontal distance from their front door to the bin store.

The enclosure or chamber should be large enough to allow clearance of 150 mm between each bin and the walls. There should be space in front of the bins to allow residents to easily access the bins when depositing waste. If many multiple bins are used then there should be sufficient space to rotate the bins in between collections. The walls should be made from an impervious, non-combustible material that ideally has a fire resistance of one hour when tested to BS 476-21.

If a gate or door is added to the enclosure or chamber it should be metal, hardwood or softwood clad with metal. Ideally it should have a fire resistance of 30 minutes when tested to BS 476-22. The door frame should allow clearance of 150 mm either side of the bin, when it is being pulled out for collection. The door frame should be rebated into the reveals of the opening. There should be a latch or clasp to hold the gate / door open while the collection process takes place.

Arrangements should be made for the cleansing of the bin stores with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.

If the chambers are inside the building they should have a light. The lighting should be a sealed bulkhead fitting (housings rated to IP65 in BS EN 60529:1992).

Internal bin chambers should have appropriate passive ventilators to allow air flow and stop the build up of unpleasant odours. The ventilation needs to be fly and vermin proofed and either near to roof or floor, but away from the windows of dwellings.

2.3) Access for collections

- The collectors should not have to cart a 1,280 or 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle.
- The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres.
- The surface should be smooth.
- If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.
- The roadway the vehicle parks on should be able to accommodate the weight and size of a 26 tonne vehicle.

For the dimensions of a dustcart, please see Appendix 2.

3) Business premises

3.1) Legal Requirements

The waste from these is classed as commercial waste so the occupiers have to make an arrangement with either the Council or a licensed waste carrier for the collection of the waste produced from the premises.

The occupiers have a Duty of Care to contain the waste safely until it is collected by the Council or a licensed waste carrier. They can best comply with this through the use of bulk bins.

3.2) Storage space for Waste and Recycling bins

Please consult Camden's Business Recycling and Waste team for advice on storage requirements for businesses: businesswaste@camden.gov.uk

4) General Points

If the value of the construction project is in excess of £300,000, the Site Waste Management Plans Regulations 2008 apply. This requires a document to be produced which explains how waste arising from the building works will be reused, recycled or otherwise handled. This document must be prepared before the building work begins.

The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

For further information, please contact the Environmental Services Team at planningapplications@camden.gov.uk

Appendix 1 – Quick Glance Checklist

Dimensions and Best Use of Containers

Container Type	Height	Depth	Width	Notes
940 litre Chamberlain	1,500mm	975mm	1,020mm	Can contain up to 10 to 11 refuse sacks.
1,100 litre eurobin	1,370mm	990mm	1,260mm	Preferred option for bulk bin issue. Can hold up to 14 to 15 sacks of refuse.
1,280 litre eurobin	1,370mm	990mm	1,260mm	An option for bulk bin issue at blocks of flats with six to seven households

Quick check list

The general guidelines should be applied when considering the suitable location of a container:

Health & Safety

- Is there sufficient space to accommodate the container(s) and allow 150mm either side to allow the bin to be moved out?
- Is the container placed away from combustible material?
- Is the surface in the bin chamber even and level with an appropriate non-slip coating?
- Are there appropriate facilities for bin maintenance, e.g. cleaning/washing facilities?
- Is the path over which the bin has to be moved from the bin chamber to the collection vehicle 2 metres wide, on a sound solid level surface and capable of withstanding the weight of a full bin?
- Is the gradient over which the bin has to be moved less than 1:20?
- Is the distance from where the bin is to be presented for collection less than 10 metres for four-wheeled bins
- If the bins must be moved from the pavement onto the carriageway, is there a dropped kerb?

Suitability for Access and Use

- Are the containers large enough to hold a full week's waste?
- If the containers are kept behind closed doors, do the doors open outwards?
- If there is a lock on the doors, is the key a standard FB mortise lock (preferred lock but keys easily available so not very secure), or has a key been made available? Preferably we do not want our collection contractor to be responsible for holding keys etc.
- Are the bins and ventilation points away from windows?
- Is there space for additional recycling containers?
- Do residents have to carry their waste less than 30 metres?
- Can residents gain access to all bins, not just the front ones?
- Is there adequate lighting both in and outside the refuse storage area?
- Is there sufficient height to allow for lifting the lid on the container?
- Is a lid always appropriate? Would this permit easy and safe access for waste producers including older people or those with disabilities?

Waste and recycling containers

We offer a wide range of high quality containers for waste and recycling to suit all your needs.

Container type and capacity	Dimensions (mm) Width Depth Height	Service
Euro bin (1100 litre) 	1205 980 1340	Waste and recycling
Euro bin (660 litre) 	1205 775 1340	Waste and recycling
Wheelie bin (240 litre) 	580 740 1070	Waste and recycling
Wheelie bin (140 litre) 	480 550 1050	Waste and recycling
Chamberlin (720 litre) 	780 1020 1410	Waste and recycling
Chamberlin (940 litre) 	975 1020 1500	Waste and recycling
Crate (23 litre) 	300 240 310	Recycling (glass)
Green bags 	N/A	Waste
Clear bag 	N/A	Recycling
Taped cardboard (5kg) 	N/A	Recycling (cardboard)