

21 RUDALL CRESCENT

DESIGN AND ACCESS STATEMENT

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21 Rudall Crescent London, NW3 1RR

DESIGN AND ACCESS STATEMENT

1. EXISTING SITUATION

1.1 Number 21 Rudall Crescent is a Victorian end-terraced house. It features a fairly simple design with a single story bay at ground and a dormer roof extension. The property sits at the apex of the Crescent, set back 15 meters from the street behind an off-street parking and extensively planted front garden.

Number 21 falls within the Hampstead Conservation Area.

1.2 The house has undergone a recent refurbishment covered by planning permission 2013/4208/P which was granted 25 September 2013. This design and access statement covers work to the front garden not covered by the original application.

1.3 The front garden is currently bounded by a painted masonry wall to number 23 and a timber close-boarded fence with concrete posts to number 19. No changes are proposed to either boundary.

1.4 The front garden consists of a solid timber slatted fence with steel gate, set back behind an off-street parking area of hard standing.

1.5 The timber fence was in a poor state of repair, with the main posts rotten. During the works to the rest of the house, it became necessary to remove it, and a replacement is required.

2. PROPOSAL

2.1 The proposal is for the replacement of the existing timber fence, with a new timber fence to the north side of the gate. This area is permissible under permitted development.

2.2 To the south of the existing gate a new timber bin store is proposed. This application covers this proposal.

2.3 This design and access statement should be read in conjunction with drawings P01 - P02 and P05-P07

3. DESIGN

3.1 Currently refuse and recycling bins are stored on the off-street parking hard standing. This is unsightly, as the bins are constantly visible from the street. As part of the replacement of the existing fence it is proposed that a bin store be incorporated. This would provide secure storage of refuse and recycling for two 240l bins. This would also mean the current bins are no longer visible from the street, increasing the quality of the view from the street.

3.2 The design of the bin store is intended to match that of the existing fence as far as possible. The fence line from the street is to be maintained, and no increase in the overall height of the fence is proposed.

3.3 The external elevations are to be constructed from 22mm larch timber slats backed onto exterior birch ply. Over time these will age to a silver grey colour.

3.4 Three doors into the binstore from the off-street parking provide easy access for storage and collection. The spacing of the slats will be used to disguise the doors, meaning the front elevation of the fence will be largely unchanged from the existing fence it replaces.

3.5 The roof of the bin store is to be a green sedum roof. This provides an attractive appearance, and also helps reduce water run off into the garden.

3.6 The existing path and off-street parking are currently paved in an unattractive concrete 'crazy paving' which is detrimental to the character of the area. It is proposed to repave the existing with reclaimed york stone paving. This paving will continue under the bin store.

3.8 The front garden is currently extensively planted. No changes are proposed to the landscaping of the front garden, and the existing planting will be protected during the works.

3.8 Where not described above the materials proposed for the development will match those of the original property.

4. ACCESS

4.1 The existing access to the property remains unchanged.