

DESIGN AND ACCESS STATEMENT

17th July 2015

97 SOUTH HILL PARK, HAMPSTEAD, LONDON NW3 2SP

Introduction

This Design and Access Statement relates to the refuse and recycling store and front garden area to the property at 97 South Hill Park. The proposal is to demolish the existing refuse and recycling store which is no longer fit for purpose and provide a new refuse and recycling store as well as new terraced planters to the front garden area of the property.

Existing Context

South Hill Park is a crescent shaped residential street which extends into the southern end of Hampstead Heath and has a strong sense of character with the tall mid-Victorian Italianate style houses that line both sides of the street. These houses are typically 5 storeys high including lower ground floors. The houses at the head of the crescent where 97 is located are pairs of semidetached houses with raised ground floors and large rear gardens which extend to the boundary of Hampstead Heath. Many of these houses have been subdivided into flats at various times over the last 40 years. South Hill Park is within the South Hill Park Conservation area and as such the Park retains a cohesive quality, particularly with the street frontage and general building massing.

Existing Property

The existing property contains four flats; a four bedroom flat which occupies the ground and lower ground floor levels of the building (which is currently under construction and is the subject of planning application 2010/6491/P) with the three other smaller flats being located on the first, second and third floors of the building. The existing refuse and recycling store is no longer fit for purpose as it is not large enough to cater for all the residents who live at the property, and its unsympathetic brick construction, topped with a concrete slab does not contribute positively to the overall appearance of the property, or the streetscape. The existing bin store also does not have any doors and its untidy appearance encourages the dumping of rubbish on top and in front of the bin store. The existing front garden currently slopes down from the rear of the existing bin store to the lower ground level. The garden is currently untidy and has been used as site access for the works to the flat at 97a, so it is in need of re-landscaping and re-planting.

The Proposal - Design

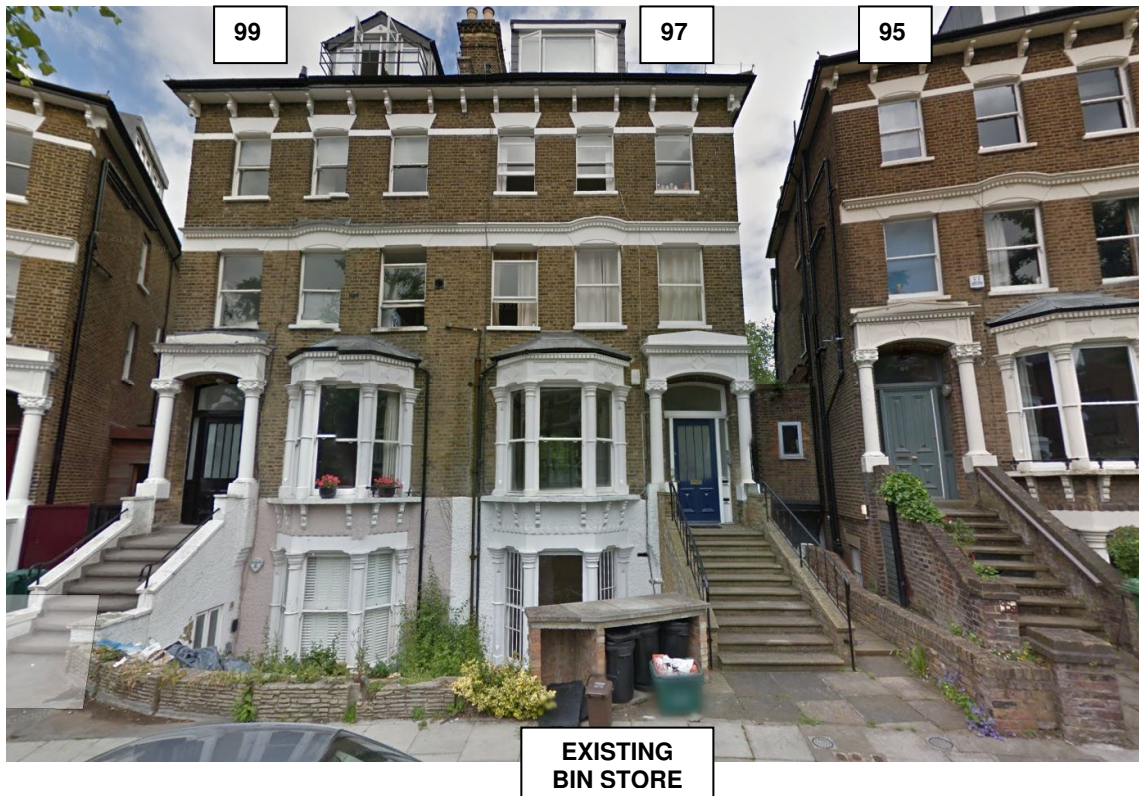
The proposed refuse and recycling store will provide more space than the existing one for recycling and refuse bins (x3 of 240L for refuse and x2 of 240L for recycling – see drawing **SH97A-PL-PR-01**) The structure will be constructed from timber and clad entirely in horizontal cedar slats to all sides. The top will be finished in grey single ply membrane with a cedar fascia to all sides. The doors will also be clad in horizontal cedar slats. The store will be contemporary, yet understated in its appearance thus it will compliment and enhance the streetscape. To the rear of the bin store, planting will be provided in the form of box hedges within full width terraced planters in order to mitigate the need for a balustrade at street level (see drawing **SH97A-PL-PR-05**). The planters themselves will be constructed from concrete block and will be finished with white render. They will provide a pleasant outlook from the front bedroom located at the lower ground level of the property.

Consultation

Camden's refuse and recycling department have been consulted in regards to this application and advice has been sought regarding acceptable refuse and recycling bin sizes and the number of these that would be required for the property. The existing residents have also been consulted on the proposal and are in favour of it.

The Proposal - Access

There is no change to the position of the refuse and recycling store, which is acceptable from an access point of view.



Existing property and bin storage