

**9 Bracknell Gardens  
NW3 7EE  
Design & Access Statement  
March 2016**

The following *Design and Access Statement* has been prepared on behalf of the Applicant of 9 Bracknell Gardens, to accompany an *Application for Planning*.

- **Introduction**

9 Bracknell Gardens is Flat in a large detached house in Frogna Conservation area, which benefits from front and back garden.

- **Site Location**

The existing building is located at the Frogna Conservation area.

- **Proposed Design**

The proposals are detailed in the submitted drawings, listed in the drawing register attached (9 BG 001; 9 BG 002; 9BG 003; Site Plan 1:500; Site Plan 1:1250)

- ***USE***

This property will remain a flat in a detached house.

- **SCALE**

The proposals will not have any impact on the scale of this property and will not result in an increase in floor area.

- **PROPOSAL**

This proposal contains:

1. The new fence erected between Nr 7 and Nr 9 , which will also divide the shared waste bin area for the two houses.
2. Creation of a dedicated waste bin enclosure with brick wall and painted timber doors closer to the road.
3. Raising of the two gate posts and the front garden wall to consist with the majority of the fenestration on the surrounding area.
4. Replacement of the overgrown hedge to the side passage (Entrance to Flats 9A and 9B , also a access to the rear garden and bin area for Flat 9), with a new painted timber fence in order to make the passage way more open, secure and visible entrance for the residents.

The existing shared waste bin area ( between 7 ground floor, 7 first floor, 7 top floor and 9a ,9b) is often treated as a rubbish dump for residents who do not collaborate to keep the area clean, to bag their refuse properly and bring out their refuse on Tuesday night on regular bases. Therefore the owners of 9 BG are pushed to diligently clean and maintain this area (see attached photos).

The proposal seeks to improve access and maintenance of the waste bin area.

The new waste bin enclosure is kept as low as possible, while still enabling the bins to be concealed .The existing garden wall is raised in order to obtain more privacy to the house.

## **Access**

There are no proposed changes to the existing access arrangements to the **Flats**.

Appearance of the wall and the gate posts will consist with house on the street (see pic 11)

