

DESIGN & ACCESS STATEMENT



SIDNEY ESTATE, NW1 COURTYARD LANDSCAPING

For
ORIGIN HOUSING GROUP



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**THIS REPORT IS TO BE READ IN CONJUNCTION WITH ARCHITECTS DRAWINGS:
(not in this document – issued separately)**

3882_PL00 – SITE LOCATION PLAN

3882_PL01 - EXISTING SITE SURVEY PLAN

3882_PL02 – PROPOSED SITE PLAN

3882_PL03 – PROPOSED DETAILS

INTRODUCTION

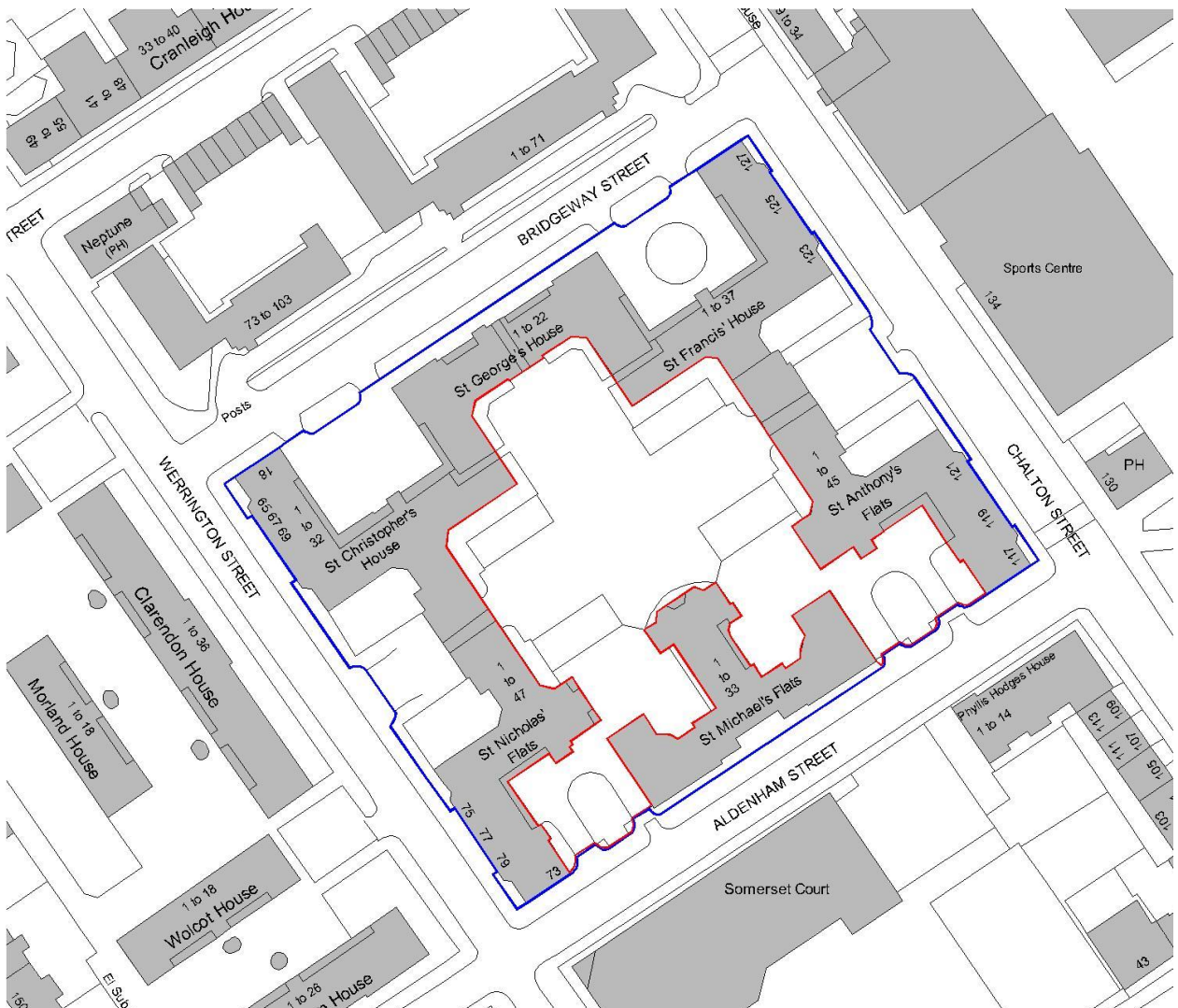
This design and access statement has been prepared in support of a planning application for central courtyard landscaping to Sidney Estate. The site is owned by Origin Housing Group.

ACCESS AND TRANSPORT

The site is located 0.4 miles away from Euston Station and has other good access and transport links such as bus and underground services.

SITE ANALYSIS AND EVALUATION

The site – as shown by the red line on the plan front onto Aldenham Street.



PLANNING & HERITAGE STATEMENT

The site is designated as a residential area, so no issues of change of use arise. The site is not within a Conservation Area nor does it contain any listed buildings.

EXISTING COURTYARD

The existing courtyard, is in need of updating having not been updated for a number of years. Following other regeneration works at the estate, this application illustrates proposals for updating the central courtyard space to the residential estate.



Existing central courtyard to be re-paved. Existing trees to be retained.



Existing raised paved areas and low railing to be removed and new raised planting beds to be created.

PROPOSALS - LAYOUT AND DESIGN

The proposals show new surfacing to the courtyard area, in two colours to create delineated paths across the courtyard. The existing trees within the courtyard are to be maintained and retained, with the addition of 3 new semi-mature silver birch trees to a new central feature bed and seating. The existing raised paved areas to the perimeter of the buildings within the courtyard area are to be replaced with new raised planting areas. The existing bin store is to be replaced, and existing fencing and gates to be replaced. New lighting is to be provided to existing external walls of the building, and new lighting columns to the centre of the courtyard.

PROPOSED SURFACING

The proposed surfacing is to be NatraTex coloured macadam, to be utilised in two colours, to create delineated paths across the courtyard. Colour 1 is to be NatraTex Grey and Colour 2 NatraTex Cotswold standard.



Example of NatraTex Grey



Example of NatraTex Cotswold Standard

PROPOSED BIN STORE

The proposed bin store is to be Vekso Robo bin shelter.



Example of Vekso Robo bin shelter.

PROPOSED LIGHTING

The proposed lighting columns are to be Thorn Plurio LED lights mounted on a 4m column. Wall mounted lighting is to be Thorlux Mercian range.



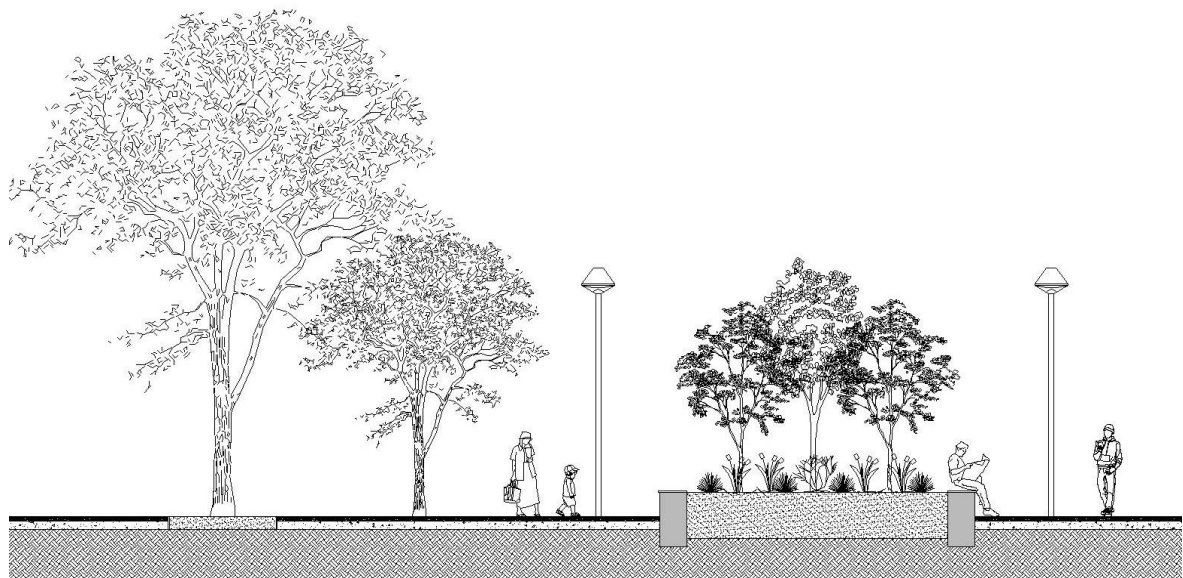
Examples of Thorn Plurio lighting Column, and Thorlux Mercian range.

PROPOSED CENTRAL FEATURE SEATING

Proposed seating to the central feature planter is to be Woodscape Woodberry wooden slatted wall seat top.



Example of Woodscape Woodberry wall seat top.



Proposed central feature seating

SUSTAINABILITY

Materials

The new works will use materials and construction types which are sensitive to the surrounding buildings.

Waste

During construction the Contractor will be required to implement a plan for the effective re-use or recycling of construction waste.

Management

The contractor selected to carry out construction will be required to adopt a Considerate Constructors scheme.

IMPACT STATEMENT/CONCLUSION

Carrying out landscaping works to the central communal courtyard will both improve living conditions and accessibility for residents. Undertaking vital maintenance works to such spaces is important to ensure the access to buildings and open space for residents. We consider the proposals provide benefit to both the character of the space and surrounding residential flats and the living conditions of the residents.

The proposed works will have no detrimental impact on the existing courtyard spaces. Therefore we see no objection to granting planning consent to carry out these landscaping works which would provide a major improvement to the living conditions of the residents.



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