

Design & Access Statement

12.10.2018

Attn: Camden Council planning department

Project: Bin store platform to front light well and new railings to street

Site Address: 62 Pilgrim's Lane, Hampstead, London, NW3 1SN

There are currently two staircases leading down to the front light well (lower ground floor) of No. 62 Pilgrim's Lane. One of these is blocked as residents use the landing area for storing the Council's wheelie bins. The other staircase is used to access the lower ground floor flat, and this staircase has no railing or guarding. There is not enough room on the landing of the other staircase to accommodate all the bins required for the property (containing three separate flats). The existing railings to the front boundary of the light well are at a low-level and with few vertical spindles, making the existing condition unsuitable for guarding against falls.

The proposed works will remedy the above issues by installing new railings (black-painted metal) to the front boundary wall and access staircase to the lower ground floor apartment. The proposals also include a new platform, at street level and behind these new railings, to accommodate the required bins. By having the platform at street level it will improve access both for the occupants of the property as well as refuse collectors on collection day. This platform will be protected to the perimeter with railings to match those proposed on the front boundary.

These alterations will improve the street footage of the property, by providing simple and elegant black-painted railings, and providing a functional and discrete bin storage area (which will be partially concealed behind the railings).

These proposals are in line with the council's Design CG1, including section 10 waste recycling and storage. The proposals will greatly improve the amenity of the building for the occupants, as well as the streetscape, by providing designated space for waste storage and improving the safety of the staircases and light well.

Given the above, we consider the proposals to be of significant benefit to the occupants of the property and the surrounding area, improving the appearance and amenity of the property, and so the proposals should be granted consent.