

18 BELSIZE SQUARE LONDON NW3 4HT

APPLICATION FOR FULL PLANNING PERMISSION FOR A NEW HOUSEHOLD WASTE WHEELIE BIN COMPOUND LOCATED IN THE FRONT GARDEN

PLANNING, DESIGN AND ACCESS STATEMENT

This is a full planning application for a proposed new concrete slab forming a household waste bin area to the front garden. This will include minor alterations to the front boundary wall by cutting a new opening in the wall and introducing a new matching solid rendered solid built pier, with a new timber gate and a hit and miss low level timber screen wall to hide the wheelie bins.

1 INTRODUCTION

- 1.1 This statement has been produced to accompany a full planning application for a new waste bin compound area to the front garden of 18 Belsize Square. It is intended to relocate the existing wheelie waste bins away from the property entrance pathway into this new dedicated position.
- 1.2 The relocation of the wheelie bins will unclutter the entrance pathway to the front walkway and entrance steps.
- 1.3 At no time will these works interfere with the hoist building, works will be to the front garden area only.
- 1.4 This statement is intended to demonstrate that the proposed works will comply with the Camden London Borough Council adopted policies, and do will not harm the character and appearance of the area in which it is located.
- 1.5 This statement addresses the requirements of the Planning, Design and Access Statement for this application.

2 THE BUILDING

- 2.1 The application site lies within the Belsize Village Conservation Area. It is situated on the south-west side of Belsize Square and typifies the distinct, uniform appearance of properties in Belsize Park
- 2.2 The property is a large semi-detached Victorian building, matching in style and type with each other, leading to a unity of appearance in this street. The majority of the buildings on the street have retained much of their original feature details, of porch and projecting lower ground floor bays.
- 2.3 The buildings are symmetrical with a central chimney stack serving each property, they have hipped, slate roofs with overhanging eaves which are supported on brackets, the elevations have large rusticated quoins, recessed sash windows diminishing in size on successive upper floors with classically detailed surrounds, canted three-light bays on the ground floor and steps up to porticoes.' Description taken from (Camden: Conservation Area Statement - Belsize).

- 2.4 The building has a large rear garden which is sub divided for use by the basement and raised ground floor flats. The front area has a hedge and small boundary wall with rendered piers to the street.
- 2.5 The approach from street level to the building has a step on the boundary line, from the pavement leading up to the main access steps of the entrance porchway and front door.
- 2.6 The waste and recycling bins are currently located on the access pathway from pavement to front door, as well as a location two steps down allocated to the lower ground floor flat

3 EXISTING USE

- 3.1 No 18 Belsize Square is located in the Belsize Conservation Area. The building has ornate classical details including a Grand Portico, A former semi-detached four storey house, including a basement and converted loft space. It has rendered front & side elevation with an imposing entrance portico at raised ground level and as such is typical of the other properties in the square.
- 3.2 The building is part of a larger development of matching properties of the same age and style, with the street scape being mainly residential in character.
- 3.3 The property is currently a building subdivided into flats.
- 3.4 This proposal will not make any changes that will alter the access to the building.
- 3.5 By relocating the wheelie bins to a new service point the entrance access will become more accessible for the property occupiers.

4 PROPOSED DESIGN

- 4.1 The current position where the wheelie bins are stored has become unsuitable and restrict a clear access to the external steps serving the lower ground unit, a similar situation applies to the lower ground access to the front garden.
- 4.2 The current location on the access pathway is small and the wheelie bins have become cluttered.
- 4.3 The bins are not on level ground to the pavement but are stored up a step from the street and down two further steps used for the lower ground floor flat.
- 4.4 By relocating these numerous wheelie bins to a new location, the pathway to the front door becomes unrestricted and showcases the whole entrance to its previous splendour.
- 4.5 The front garden slopes from behind the footpath boundary wall down to a raised retaining wall in the lower ground courtyard in front of the feature bay window.
- 4.6 The sloping front garden is currently of soft landscaping, planted with bushes and flora.
- 4.7 The proposal is to construct a level concrete platform to the top of the bank in the front garden of the soft landscaping area, as a base for a new recycling compound area suitable to house all the wheelie bins for this property.
- 4.8 To accommodate this proposed compound area, a new opening will be cut and formed to the existing right-hand side (when viewed from the street), in the existing low front boundary wall adjoining the footpath.

- 4.9 A new constructed rendered pier will be built to match to the same in size and proportions of the existing on site, giving symmetry to the new timber wicket gate.
- 4.10 A vertical timber hit and miss fence 1.15m high will be constructed forming a screen enclosure to the perimeter of the waste bin area.
- 4.11 Layout
- 1 There will be some structural works carried out to the front boundary wall by cutting a new opening.
 - 2 The proposed works to the boundary wall and the construction of the new pier, when completed will match that of the existing design.
 - 3 The main access to the waste bin area will be level and in line with the footpath of Belsize Square.
 - 4 No works will be carried out to the hoist building.
 - 5 There would be no change in impact on the occupiers of adjoining properties in respect of overlooking or loss of amenity.
- 4.12 Parking
- 1 There is a 'resident permit holders' only parking scheme utilised in Belsize Square.
- 4.13 Scale
- 1 The footprint size of the proposed compound will be overall 2.0M x 3.0M, with a gate opening in the existing front wall. A perimeter hit and miss treated timber fence, including the timber gate will have a height of 1.15M, which will hide the bins from view.
 - 2 This new compound will be demised to the property of 18 Belsize Gardens.
- 4.14 Landscaping
- 1 The soft landscaping bank to the front garden will be adjusted, with new planting of shrubs introduced on completion of work.
- 4.15 Proposed Appearance
- 1 Careful consideration has been given in this design that on completion, it will blend in with and not be detrimental the original building.
 - 2 The proposed design will maintain the character of the main property, whilst having a minimal impact on its neighbours.

5

ACCESS

- 5.1 The Local Authority waste collection access to the bin area will remain as existing.
- 5.2 No access alterations apply to the residential accommodation to 18 Belsize Square, which will remain as existing, with the benefit that the pathway to the front door will now be clear of the waste wheelie bins.

6 SUPPLIED INFORMATION

This statement is accompanied by the following application drawings and documents:	
DWG 00	Site Location Plan
DWG 01	Existing and Proposed Plan and Elevation
DWG 02	Existing and Proposed Side Section
PDAS	Planning Design and Access Statement

7 CONCLUSION

This is a full planning application for a proposed recycling waste bin compound to an upper corner of the soft landscaped front garden area of 18 Belsize Square.

The scale and size of the proposal has no detrimental impact on either the hoist building or the neighbouring properties to the side.

This proposal in cutting a new opening in the existing front garden boundary wall and the construction of a new pier will match all existing materials in its locality.

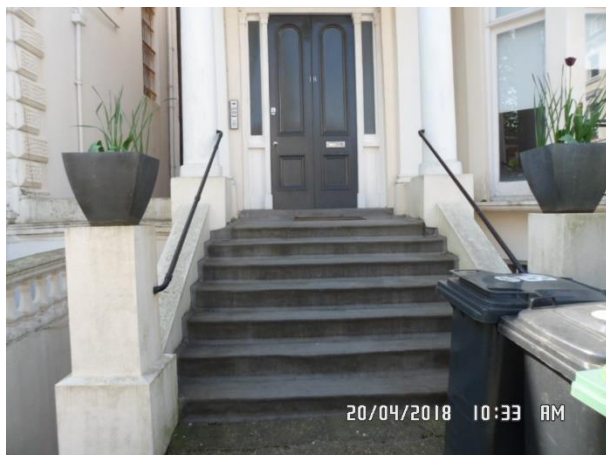
When completed a full refurbishing package to all damaged surrounding works to existing pier and wall of the property demise will be carried out.

On completion the pier and front wall area will be decorated in existing colours to match the cream paintwork that already exists, matching the hoist property.

On completion the proposed compound will be on a level platform in line with and accessed from Belsize Square footpath, eliminating any steps, which is where some of the bins are currently stored.

The following photographs depicts the front garden area of the site.

8 PHOTOGRAPHS



18 Belsize Square Front Elevation Entrance Steps



18 Belsize Square Front Existing Showing Waste Bins



18 Belsize Square Front Elevation Steps Down to Flat



18 Belsize Square Front Elevation Steps Down to Flat



18 Belsize Square Front Waste Bin Storage Area, where Wheelie Bins are Located on a Platform Down Two Steps



18 Belsize Square Front Elevation to Building



18 Belsize Square Front to Front Boundary Wall



18 Belsize Square Front Garden Location where the Proposed Waste Bin Compound will be Constructed



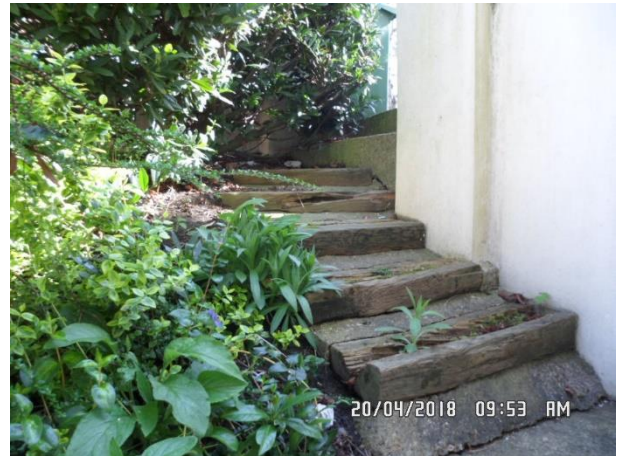
18 Belsize Square Front Garden Location where the Proposed Waste Bin Compound will be Constructed



18 Belsize Square Location behind the Front Low-Level Boundary Wall, where Opening will be Formed



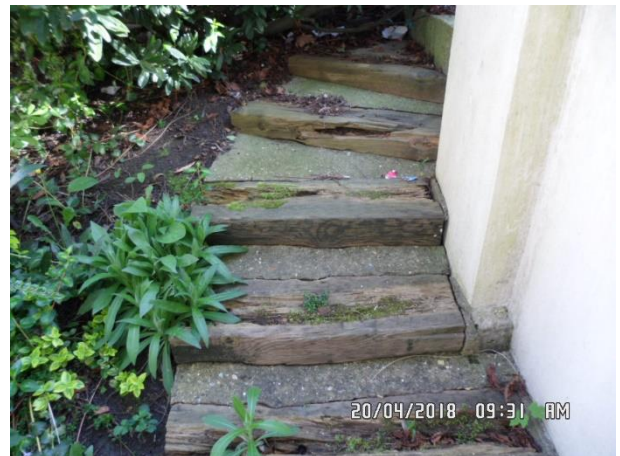
18 Belsize Square Steps Down to Lower Front Yard



18 Belsize Square Steps Down to Lower Front Yard



18 Belsize Square Steps Down to Lower Front Yard



18 Belsize Square Steps Down to Lower Front Yard



18 Belsize Square Steps Down to Lower Front Yard



18 Belsize Square Steps Down to Lower Front Yard



18 Belsize Square Existing Front Garden Planting



18 Belsize Square Existing Front Garden Planting

END OF REPORT