

13 SOUTH HILL PARK, LONDON, NW3 2ST

DESIGN & ACCESS STATEMENT

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This statement has been prepared by StateStudio on behalf of the owner of 13 South Hill Park and is submitted as part of a retrospective planning application for the erection of a bin store to the frontage area.

The application property, 13 South Hill Park, is located within the South Hill Park Conservation Area. The property is a 4-storey terraced townhouse with steeped, landscaped frontage area including stairs and recessed porch to the main front door.

The proposals include the creation of a bin store to the frontage area combining the secure enclosure of an existing electrical meter. The proposals seek to retain and enhance the landscaping and improve the ability to maintain the planting.

Originally the frontage area would have been a mix of landscaping, planting and some paving or gravel. It has been a priority of the owners to retain the opportunities for planting to the frontage area both for their personal enjoyment and as they understand that it enhances the character of the building and improves the setting of the conservation area.

Previously the 2 wheelie bins (1 waste, 1 recycling) occupied the frontage area making it untidy and were unsightly. This is a common feature on the street and throughout the borough. Whilst the bins have improved waste management, existing buildings cannot easily accommodate them.

The electrical meter was also unsightly with a white plastic housing. This had sustained damage over time and had in fact suffered numerous attacks over the last 4 years.

The enclosure formed to create the bin store is the minimum required to house the 2 bins whilst retaining good access. It is approximately 700mm deep, 1400mm wide & 1200mm high (internally). The enclosure extends around to bring the electrical box within it. This area

is approximately 850mm deep, 900mm wide and is the same height. The enclosure terminates at the street behind the original front wall.

An existing water main route from the street to the main property also influenced the layout. The water main pitches up the slope of the frontage area to the left-hand side of the bin store.

Ideally the water main, electrical box and indeed gas meter would have been altered in order to simplify the arrangement further, but the costs for doing this were prohibitive.

The scale of the enclosure has been kept to a minimum and does not intrude on the setting of the house or indeed the street and conservation area. The scale will further be diminished by extensive planting once matured.

Due to the specific topography of the frontage area and the owners desire to retain good planting, the enclosure is essentially a retaining wall that keeps soil in place around it allow planting to make good root systems.

The enclosure is in part white painted render and dark grey painted timber boarding to form doors. The white painted render reflects materials used in details to the main building façade. The dark grey painted timber planks are an appropriate material for forming doors, match the cladding materials of the roof dormer and are a complimentary material for the planting that does not dominate visually.

The roof of the enclosure is made in a dark grey GRP. It is finished in a light, grey/white gravel and this blends across on the area of the frontage which is ultimately soil/ground.

The proposals have been developed to maintain and improve the opportunity for soft landscaping and planting to the frontage area. The owner has some mobility issues and so the form of the proposals allow them to have better access and reduce the need for bending and crouching.

The owner proceeded with the works being unaware of the requirement in this area to gain planning permission for such proposals. They believed the works would be a significant improvement to the frontage area, enhancing the building and the street and importantly improve the security and accessibility of frontage area.

The proposals are a reasonable and attractive solution to requirements of this area and a favourable decision should be made that will also encourage others to invest in similar improvements.