

1a Carlingford Road

Design and Access Statement

April 2019

Introduction

- This statement supports a planning application submitted on behalf of the applicant to support alterations to the bin store that currently serves 1 Carlingford Road.
- The proposed alterations are required as the current bin store is no longer fit for purpose and cannot accommodate the wheelie bins required for the 3 flats in 1 Carlingford Road.
- The proposal alterations will positively enhance the area as the current bin store has fallen into disrepair.

The Site

- The subject property is an end of terrace located on the southern side of Carlingford Road within a predominantly residential area. The host building is divided into 3no. flats.
- The building is not listed and is located within the Hampstead Conservation Area.
- The building dates from the late 1800's.
- The existing properties located along the Carlingford Road are predominantly three-four storey terraced properties with front lightwells and rear outdoor amenity areas. The surrounding area has an established residential character with similar character styled properties located on both sides of the street.

The Proposal / Amount, Scale and Layout

- The application proposes to remodel the existing bin store to allow it to accommodate 6no. wheelie bins. The overall height and size of the store will remain the same. Internally the store will be extended to take up space from the adjacent storage area.

Use

- The existing residential dwelling is occupied by a single family.

Appearance and Amenity

- The proposed bin store will be visible from the street. The materials will match that of the existing bin store. I.e. cedar for the doors, white render for the walls and single ply rubber membrane to cover the top.

Accessibility

- No changes are proposed to the vehicular access and parking