

**121 HAVERSTOCK HILL
LONDON, NW3**

DESIGN & ACCESS STATEMENT

Introduction

The application for Planning Consent relates to works proposed to the external landscaped area to the front of the property to install a new ramp access and bin store area to enable improved access/egress for the waste management services.

The subject property is a 5 Storey 1960's residential block with lower level/basement car park. The main entrance to the block is via a stepped access from the public footpath/highway, with further steps leading up to the ground floor level. The basement car park is accessed via a ramp from the highway/Haverstock Hill. The front of the property is raised from the public footpath and is a part grassed area with concrete pathway leading to the front and side of the block. Well established bushes are in place to the front of the block and to the side of the access pathway.

The property is freehold, it is split into a number of leasehold apartments arranged from the ground level up to the fourth floor level.

121 Haverstock Hill is a detached block facing onto Haverstock Hill, located in the Belsize Park area of north London. The street is predominantly residential with parades of shops at ground level on either side of the road and in close proximity to the underground station at Belsize Park. The street is a mix of ages of properties.

A site plan (included with this submission) indicates the orientation and adjacencies of the building.

Design Proposals and Assessment

The proposed external works are limited to the front/north east facing elevation which comprises of existing low level bushes and shrubs to the planting border to the right hand side of the access path and steps. Currently the waste bins are brought out from the side of the block and the waste management company has to negotiate the set of steps from the public highway. This is proving to be awkward and a safety issue for the operatives to man handle the bins up and down the steps. In addition there is no handrail to the steps.

Access Proposals

Access into the building will be unchanged by this scheme.

The access for the waste management will be via the small ramp up from the highway as per the drawings, this will involve the removal of part of the low level retaining wall to the front boundary, along with part of the low level bushes and shrubs and the creation of a concrete ramp and bin store area, together with a handrail to the side of the steps and ramp. The farthest end of the existing bushes are to be retained, as per the drawing.

Conclusion

The current arrangement for the movement of waste bins is proving to be a health and safety issue for the waste management company. The steps are proving to be an obstacle for the operatives to get the bins from the front of the block out to the highway.

The creation of a bin store to the front of the block and ramped access would appear to be the most appropriate solution for safe access and egress for the bins. The enclosure to the bin store is to comprise of a timber fenced arrangement with posts and close boards to the rear and right hand sides, with the front and left hand sides being left open sided. The ramp and base of the bin store are to be formed with an insitu concrete base with a tamped finish to the ramp and brushed finish to the bin store. The current waste management company Veolia have been consulted over the proposals and are in agreement with what has been proposed.