

**Improvements to Refuse Lift Shaft and
Compound for Beaufort House, 65-67
Maygrove Road NW6 2DA**

Design Statement

A_MRHN_9601 rev A

Hopkins Architects

15th November 2019

Approval Record

The initials below certify that this document has been approved:

Date	Revision	Approved By
15th November 2019	A	TW

Amendment Record

A record of contextual additions or omissions is given below:

Reference	Context	Revision	Date

Design Statement

This Design Statement is to support an Application for Full Planning Permission for improvements to the Refuse Lift Shaft and Compound for Beaufort Court, 65-67 Maygrove Road NW6 2DA.

The Refuse Compound is accessed from Brassey Road, and the proposed improvements are intended to improve the aspect from along Brassey Road. In particular, they are intended to improve the aspect as seen from the housing to the north side of Brassey Road.

The improvements have been developed as an alternative to the actions required by Breach of Condition Notice EN17/0457. The Notice requires the total removal of the Lift Shaft, or lowering of the shaft to “the approved height as shown on approved drawing 4012 rev C”. If the Shaft shown in drawing 4012 rev C is measured by scaling, this implies that the Shaft would need to be lowered to 3m above the top landing level of the lift.

We believe that the improvements proposed in this Application would result in a much better outcome than the lowering of the existing white rendered Shaft, for the following reasons:

- **They raise the material quality of the Shaft to a level more in keeping with the material specification of the remainder of Beaufort House;**
- **They screen the contents of the Refuse Compound from viewpoints along Brassey Road.**

The existing Shaft and Refuse Compound are clearly visible through the existing

planting and metal mesh perimeter fencing and double gate against Brassey Road. The Compound is a holding area for the collection of household waste from Beaufort Court. Waste and recyclables are stored separately in wheeled bins in the basement of Beaufort Court, and raised to street level in the Refuse Lift for collection. The collection regime results in the Compound being populated by wheeled bins from noon on Monday until noon on Wednesday, then from noon on Thursday until noon on Friday. Lowering of the Shaft as called for by the Breach of Condition Notice would not reduce the visibility of the Compound, but the improvements that are the subject of this Application would effectively screen the bins held in the Compound from view from Brassey Road.

The images on the following pages show for comparison:

1.0 Photograph of the existing condition from across Brassey Road;

2.0 Visualisation from the same viewpoint of the effect of lowering the Shaft to 3m above the top landing level of the Lift, as required by Breach of Condition Notice EN17/0457 and;

3.0 Visualisation from the same viewpoint of the effect of the improvements proposed in this Application. for the overcladding of the Lift Shaft and double gate to the Compound.

Also included are:

4.0 Visualisations of the effect of the improvements proposed in this Application from viewpoints to the east and west along Brassey Road

Appendix 1 - Information and precedent for the proposed Green Screen planting

Appendix 2 - Information for the proposed Magnolia grandiflora trees

Appendix 3 - Information for the Western Red Cedar timber boarding proposed

1.0 | EXISTING. View on existing Refuse Lift Shaft and Compound from the north side of Brassey Road



- Wheeled refuse bins clearly visible through the mesh fencing and gate
- Planting too immature to screen effectively
- White rendered lift shaft contrasts with the materials and tones of the building behind

2.0 | Visualisation of Shaft reduced to 3m height, as required by Breach of Condition Notice EN17/0457.



- Wheeled bins remain visible through the fencing and gates.
- Although reduced in height, white rendered Lift Shaft still contrasts with the brick, timber and bronze tones of the building behind.

3.0 | PROPOSED. Visualisation of the proposed improvements from the north side of Brassey Road.



- Planted fence and timber boarded gate screen the Compound up to 2m height. Wheeled bins no longer visible.
- Mature Magnolia grandiflora trees inside the Compound screen the Lift Shaft, and extend the green perimeter of the Peace Park.
- Timber board cladding to the Lift Shaft helps the visible portion of the Shaft to visually blend with the materials and tones of the building behind.

4.0 | PROPOSED. Visualisations of the proposed improvements from the east and west along Brassey Road.



The improvements entirely screen the Compound and almost entirely screen the Shaft. The portion of the Shaft that remains visible blends into its surroundings.

Appendix 1 – Mobilane Green Screen planted fencing

Green Screen fencing is grown across mesh fencing panels in the nursery.

The mature panels are brought to site and planted into a 40 x 40cm trench, providing instant cover that continues to densify for the first planting season.

The panels are proposed to be tied to the outside of the existing mesh fencing, butted edge to edge so that they provide full cover from the Brassey Road side.

The proposed species is evergreen *Hedera helix* “Woerner” ivy.



Green Screen *Hedera helix* in the Wedding Garden at Brent Civic Centre, 4 months after installation

Appendix 2 – Magnolia grandiflora trees

Evergreen Magnolia grandiflora trees are proposed to be planted behind (ie Compound-side of) the fencing.

The trees will be brought in at heights of 4-4.5m so as to screen the upper portion of the Lift Shaft from the direct views of residents at first floor level across Brassey Road.

In conjunction with the Green Screen fencing, they provide screening to the full height of the Shaft.



Appendix 3 – Western Red Cedar timber boarding

Western Red Cedar timber boarding is used to infill solid areas within the glazing frames of Beaufort House. The timber is naturally durable, but additionally has a clear lacquer coating to help maintain its warm colour. Boarding of the same species and finish is proposed to overclad the Lift Shaft and double gate to the Compound.

The overcladding to the Lift Shaft is proposed:

- to better relate the Shaft to the building behind, which it serves, through common material and construction
- to provide a high quality appearance, with the warmth and character of natural wood
- to help the Shaft blend into its background through a commonality of tone

The timber boarding to the double gate also screens the contents of the Compound from viewpoints in Brassey Road, to a height of 2m.



Western Red Cedar boarded infill panels to window frames in Beaufort House