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10 Langland Gardens
Design & Access Statement

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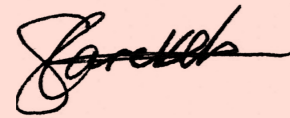
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Statement

Revision

-



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Image caption

Cover photograph of Languard Gardens

Executive summary

Executive Summary

This report has been prepared to accompany the planning application for works to 10 Langland Gardens, NW3 6PR.

The site area for the property is 898.2 sq. m. (9,668.1 sq. ft.).

Existing building

The existing building was constructed in the 1960s and contains 17 no. 1 bedroom flats.

Proposals

The proposal is to renew the present landscape and utilise the exterior space more effectively. In addition, there is an aim to provide improved refuse storage to meet the local authorities refuse requirements.



Image captions

Top Left - View of green area to the front of the property

Top Right - View of grey area and entrance to the front of the property

Bottom Right - View of the entrance to the property looking up from Langland Gardens

Bottom Left - View of the entrance to the property looking down from Langland Gardens

The Site

The Site

10 Langland Gardens lies in the Finchley and Frognal Area of Camden. It is within the Redington Frognal Conservation area and the building is not listed.

The site consists of a 3 storey residence of 18 self-contained flats. The Southwestern area of the conservation area, namely Lindfield Gardens (of which 10 Langland Gardens is related to) was laid out and partly developed by mid-1890s.

There is a significant number of trees on site of which none are known to be protected with Tree Preservation Orders. Please refer to Tree Report.



Existing Bin Store

Existing Bin Store

The current refuse storage is to the side of the existing property up a number of stairs/ steps. The space currently used is cramped and makes both using and moving the bins very difficult.

The current location is over 20m away from the property Boundary, which is non compliant with the refuse requirements.

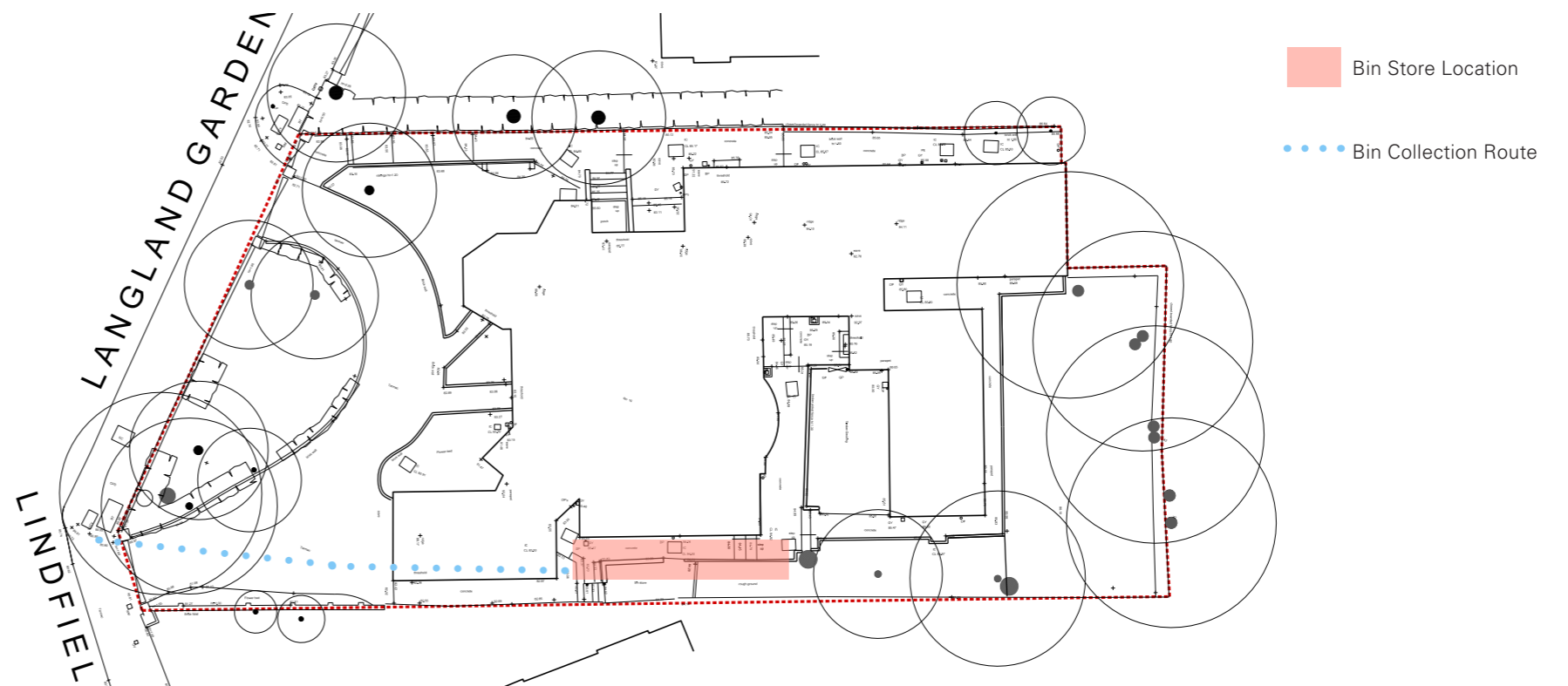


Image captions

- Top Left - Access to the bin store from the internal ramp
- Top Middle - Steps up to bin store
- Top Right - Cramped refuse facilities
- Bottom - Existing Location plan

Proposed Bin Store

Proposed Bin Store

The proposed bin store looks to utilise the front landscaping area and provide a bin store to compile with the current refuse requirements. Reduce the number of bins and provide larger bins reducing the number of trips required to empty the sites waste.

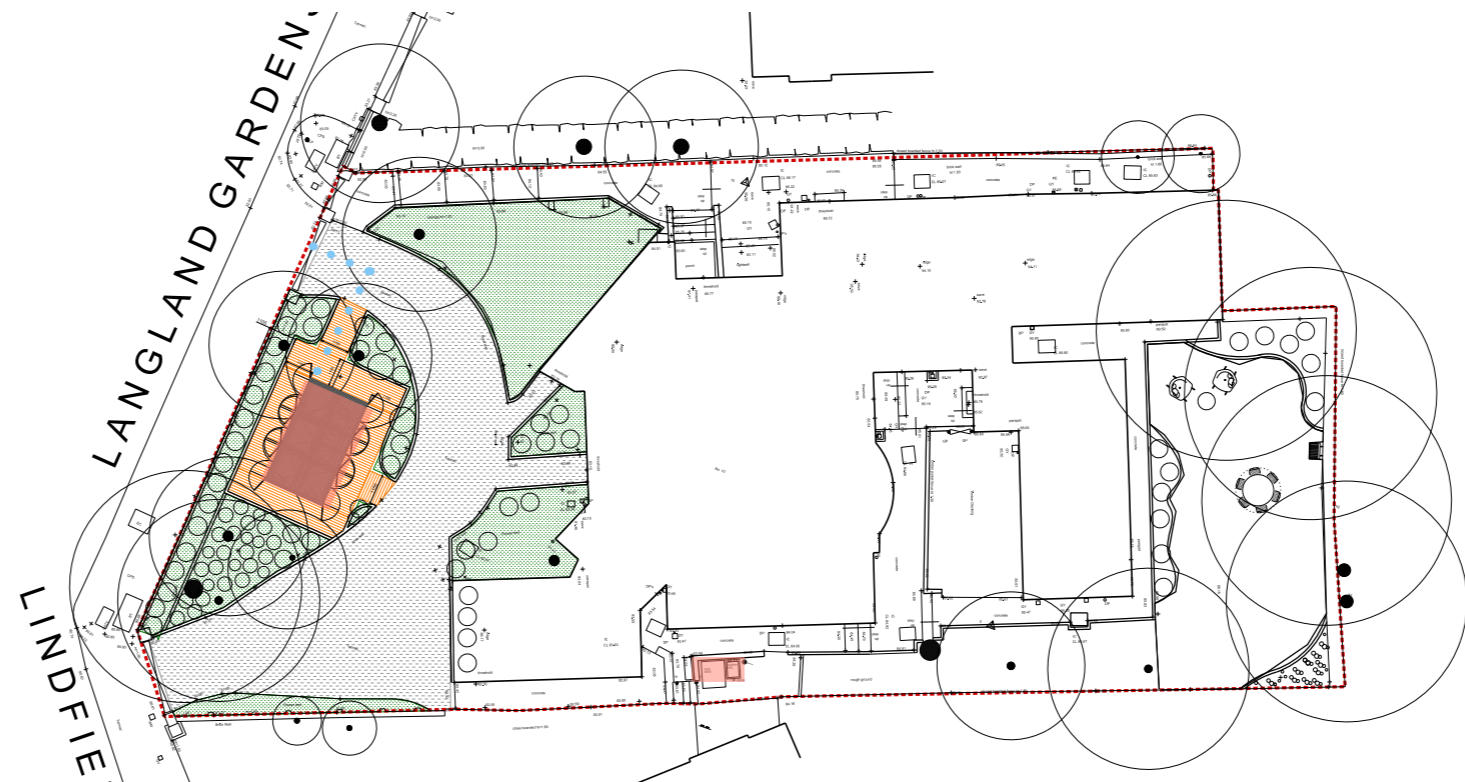
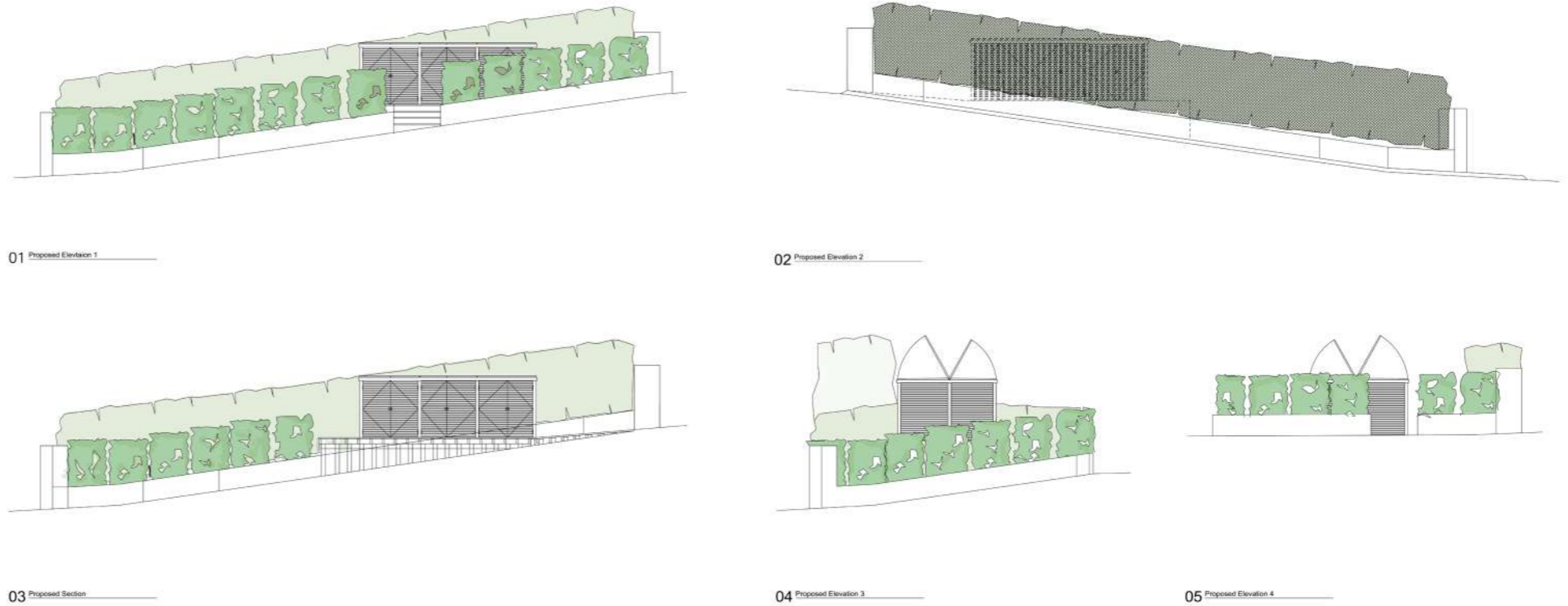
The proposal includes for new allowances for food waste, Garden waste and designated areas for textiles, electrical and battery disposal.

The proposal reduces the overall distance from 20 metres down to 9.8 metres from the furthest bin. The proposal removes the need to manoeuvre bins down steps.

The proposal sits above a number of protected tree roots, following the review and advise from the tree consultant the bin store base will be a suspended decking structure to protect any structure impacting on the tree roots.

The proposed refuse facilities are as follows;

- General waste - 2x 1100 litre bins
- Recycle Waste - 2x 1280 litre bins
- Garden Waste - 2x 240 litre bins
- Food Waste - 2x 240 litre bins
- WEE - 2m3 storage
- Textiles - 1 x 240 litre bin
- Batteries - disposal bin



- Bin Store Location
- Bin Collection Route

Image captions

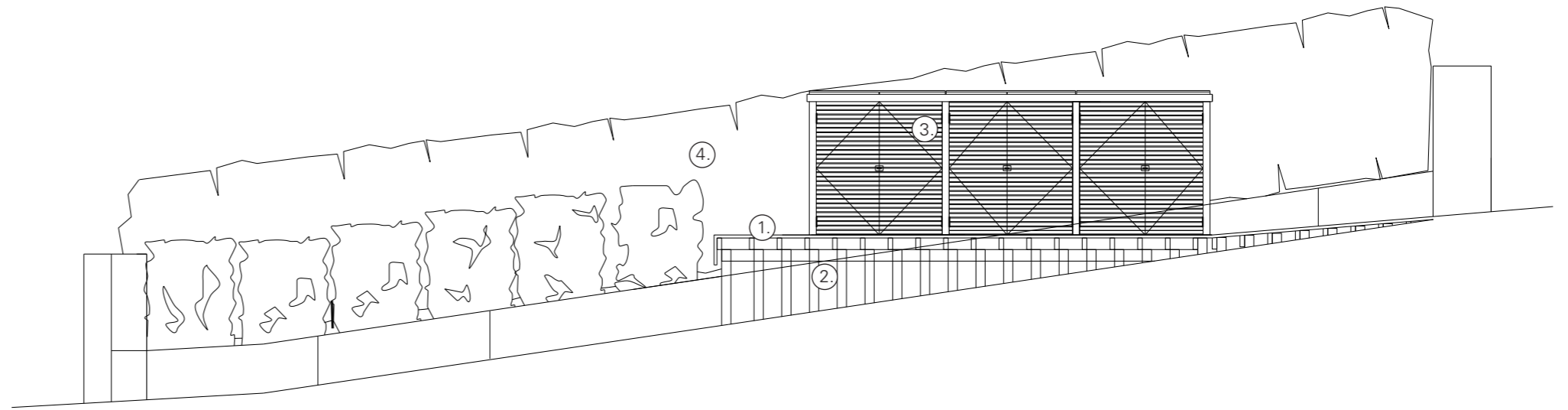
- Top Left - Bin store view from the property
- Top Right - Bin store view from Langland Gardens
- Bottom Right - Looking down to the bin store from Langland Garden Entrance
- Middle - Looking up to the bin store from the property
- Bottom Left - Bin store section
- Bottom - Proposed Location plan

Proposed Materials

Proposed Materials

Employing the advice of the arboriculturist, the proposal uses a suspended decking structure to minimise the impact on the tree roots. The decking proposed is a robust decking type, specially designed for slip resistant, the decking will be laid with a 10mm gap to allow for water to reach the ground below. The sub structure is a 100% recycled durable plastic.

The bin store is a treated timber slat structure, which will be painted to provide a clean crisp design. The proposal also seeks to plant Yew hedge to the front of the green area; with the aim to mask the bin store from the streets-cape.



1. Millboard Lasta-Grip® Decking



2. Millboard Plas-Pro



3. Treated Timber Slat Bin Enclosure - Painted



4. Yew Hedge

Image captions

Top Left - Proposed Section
Bottom - Selected materiality

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