



22 Acol Road, London NW6 3AG

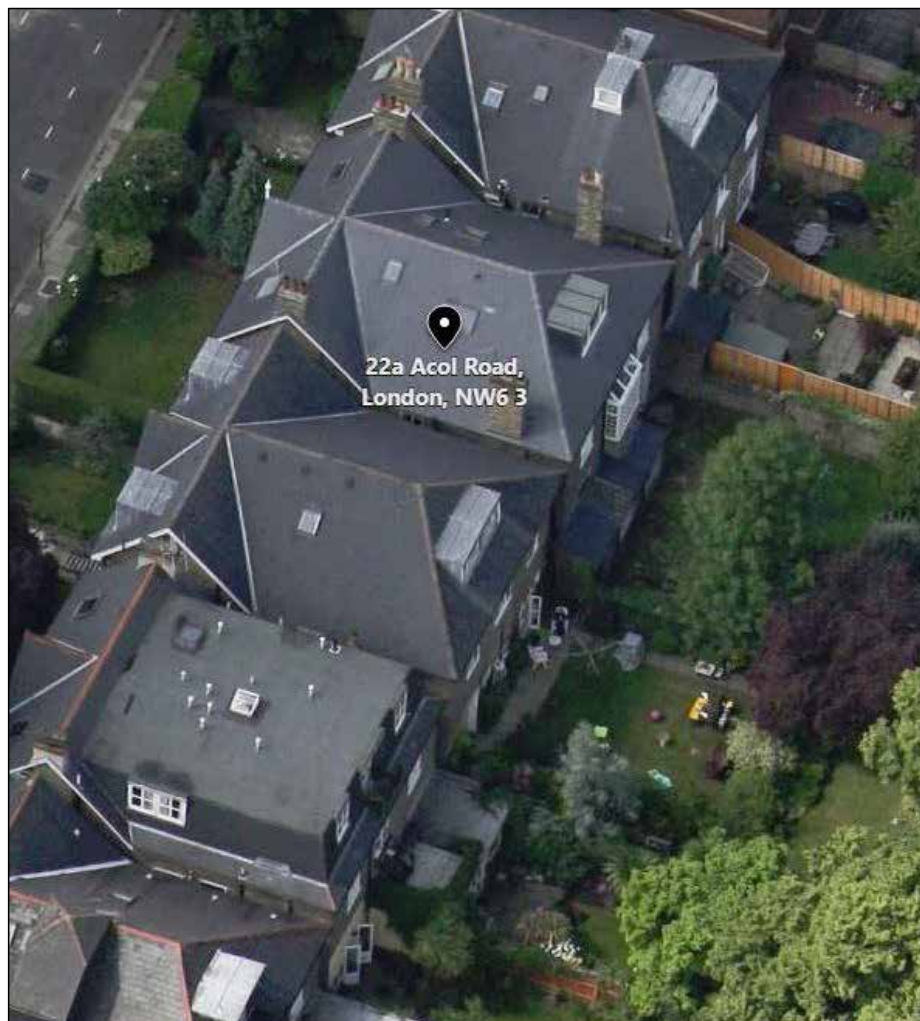
Design Access Statement for Bin Enclosure

For Greg O'Connor

October 2020

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1. Introduction

This Design and Access Statement - and the associated drawings and planning application - seek planning consent for a new bin enclosure on the south west corner of front garden at 22 Acol Road as well as replacing the timber fence with metal railing to the front garden wall over the existing low brick wall.

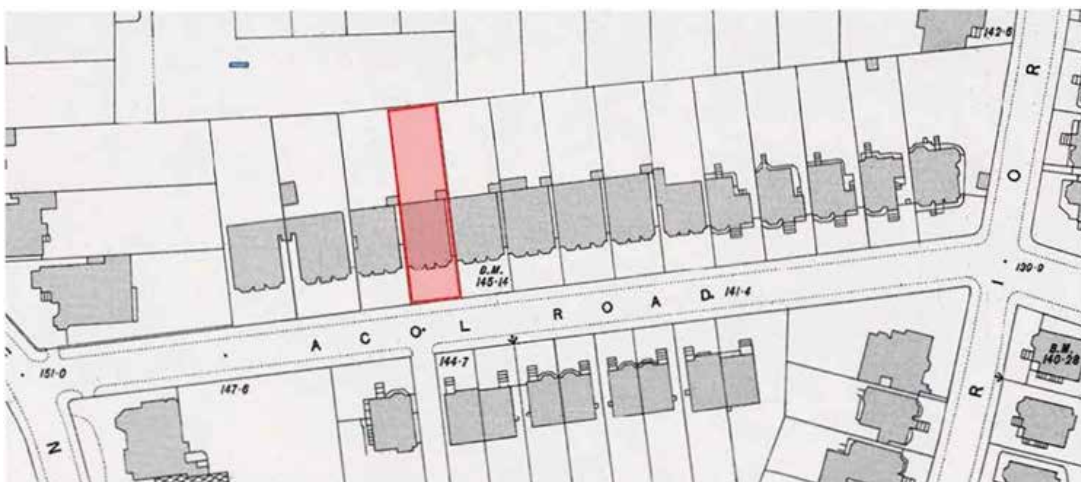
2. Description of the Existing Property

22 Acol Road is located in the South Hampstead Conservation Area in the borough of Camden. The property is not listed. The Conservation Area Appraisal lists 22 Acol Road and its neighbouring properties - from number 2 up to number 24 - as being Positive Contributors to the area. British History Online (<https://www.british-history.ac.uk/vch/middx/vol9/pp47-51>) states that most of the detached and semi-detached houses were built in Acol Road between 1877-9. The 1896 London Ordnance Survey map (see image below) shows 22 Acol Road, already established. The site has a footprint area of circa 530sqm, i.e. 0.053 hectares.

Originally built as a single family dwelling, the property is currently arranged as 3 flats. There is a single aspect flat located at ground floor level to the front, the rear of the ground floor together with first floor form a maisonette, and the top floor contains a one bedroom flat.

There are aspects of the surrounding context of Acol Road that fit the Suburban character definition referred to in The London Plan.

The current arrangement of 3 dwellings satisfies The London Plan's target density of units, as per that described under Suburban locations with a PTAL of 4 to 6, (the property is listed as having a PTAL level of 5) of 70-130 units per hectare, which translates for this size site (of 0.05 hectares), as a target density of 3.5 to 6.5 units.



Historic map published in 1896 with 22 Acol Road high-lighted in red.

3. Images of the Existing Property



Existing Front of the Property.



Existing Front of the Property where bin enclosure is proposed.

4. Design Principles, Appearance, Use and Layout

The proposal is for a bin enclosure. The bin enclosure will allocate bins servicing the three flats on 22 Acol Road.

The enclosure will be located in garden of Flat A on the south west corner.

The access to the bin enclosure is from Acol Road and at pavement level.

At the proposed location there is a tree which will be kept. There is also a timber fence currently used to grow ivy, which is in very poor condition. This is proposed to be replaced by a metal railing with a hedge.

The opening of the enclosure will be through a black metal door, inwards opening.

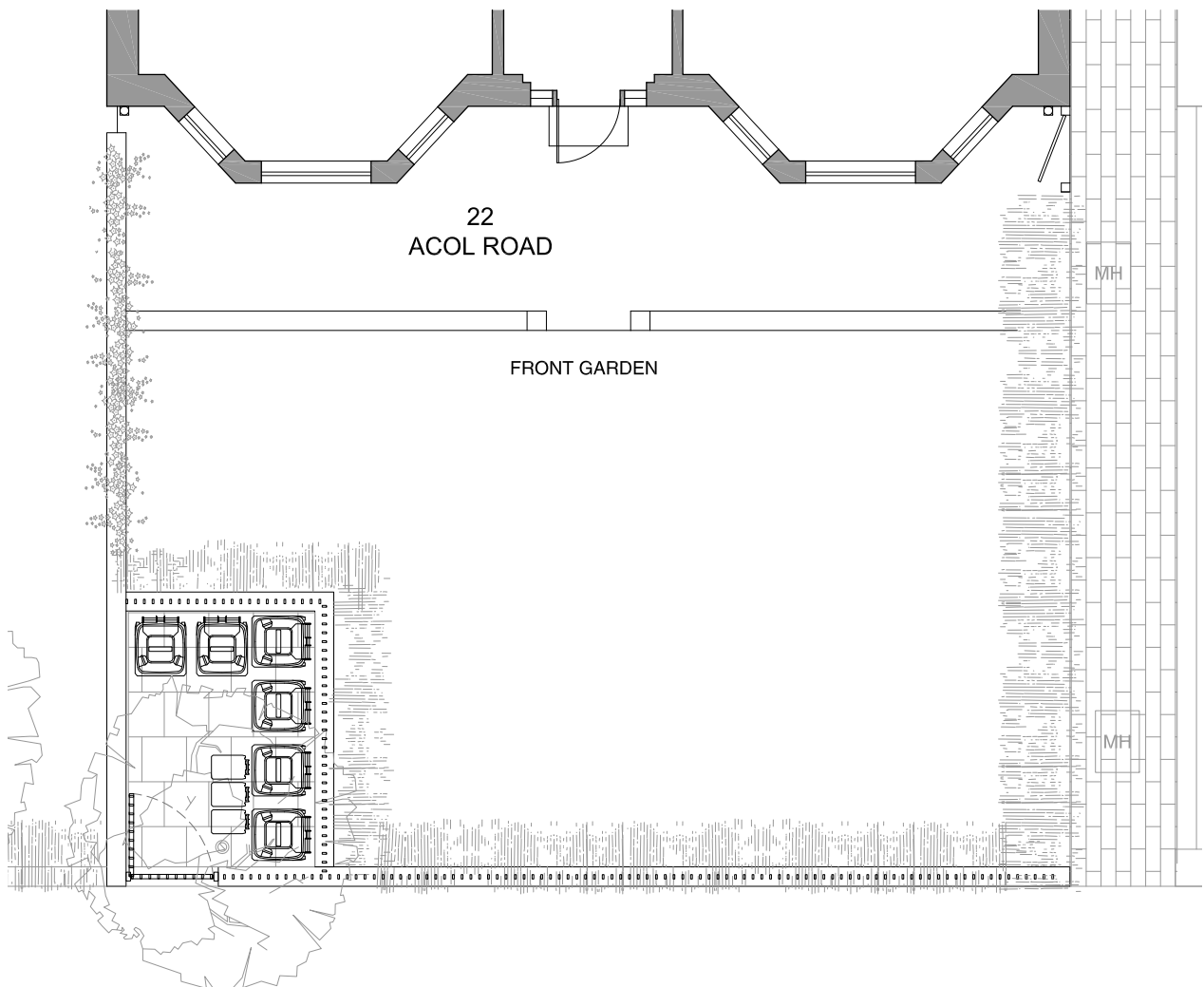
The new low walls that enclose the area will have the same height as the front low wall with a proposed metal railing to replace timber fence.

The mix of bins comprises the following:

- x02 240L Wheelie Bin for General Waste (Black)
- x03 240L Wheelie Bin for Recycled Waste (Green)
- x01 240L Wheelie Bin for Garden Waste (Brown)
- x03 23L Kerbside Caddy

5. Scale of Proposed Development

The drawing shows the exact dimension of the enclosure which is relatively insignificant in relation to the size of the garden.



Proposed Plan

6. Access

The approach and entry into the property will remain as per the existing arrangements.

In terms of accessibility in the wider surrounding context, the PTAL rating for the property is recorded as being level 5, meaning the property enjoys a high level of public transport accessibility.

7. Car Parking, Cycle Storage, and Waste Storage / Collection

All car parking, cycle storage, waste storage and collection activities will remain as per the existing arrangements.

8. Sustainability

Sustainability is not relevant to this application.

9. Conclusion

Given all of the information presented in this document, and the associated drawings and planning application, we believe that consent should be granted for this application.

