

DESIGN AND ACCESS STATEMENT
8 LINDFIELD GARDENS

PLANNING APPLICATION - BIN STORE

NOVEMBER 2020

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01

1.1 PURPOSE OF THE DOCUMENT

1.11 This design and access statement accompanies a proposal to create a dedicated bin store for the flats comprising 8 Lindfield Gardens.

1.2 THE SITE

1.21 The site is located in the Redington and Frogal Conservation Area. This design and access statement document presents our analysis of the site, the context and our approach to the design proposal.

1.22 8 Lindfield Gardens is a dwelling house constructed in the early 20th Century and which has been converted to form 6no. self-contained flats

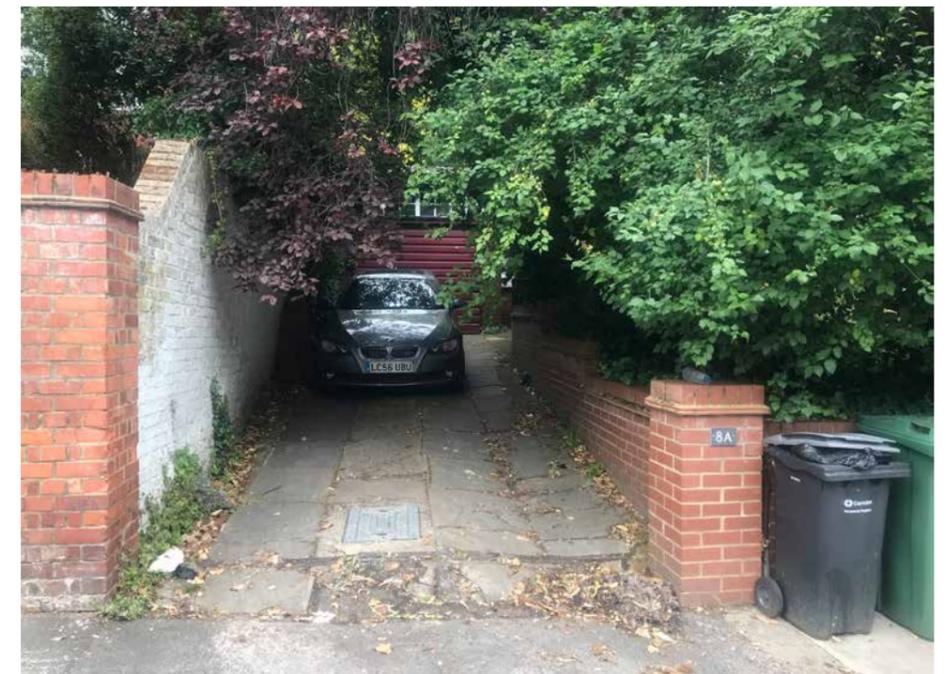
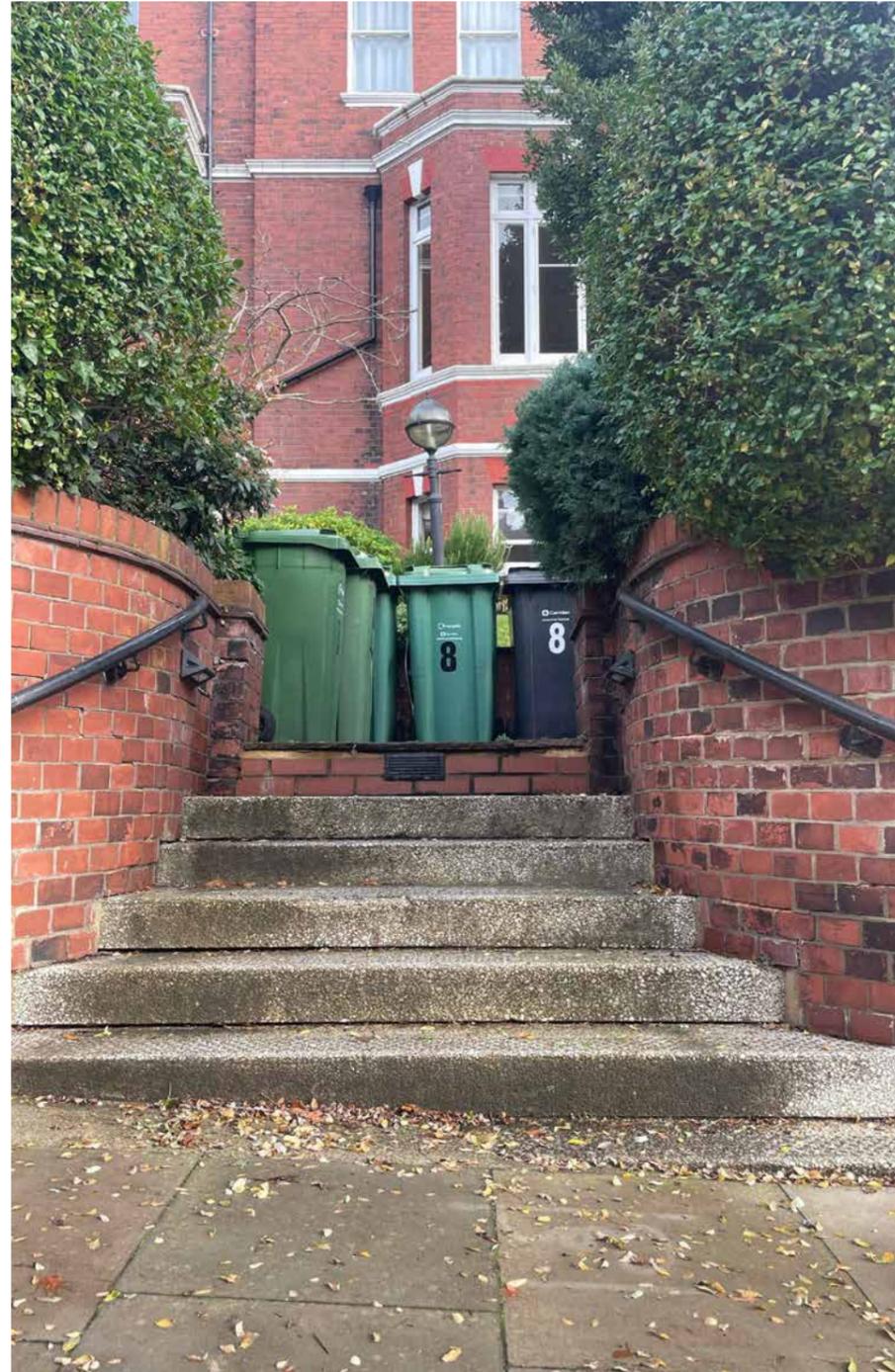


Fig. 1.1 Photographs of existing arrangements for refuse bins

02 EXISTING ARRANGEMENTS

2.1 EXISTING ARRANGEMENTS FOR BIN STORAGE

The current arrangement for the refuse storage for Flats 1-5, 8 Lindfield Gardens, consists of 9 no. standard 240l-type 'wheelie' bins, plus 1 no. 23l food waste caddy, located on a landing of the path leading up to the front door across the steeply sloping front garden.

This location is 0.76 m in height and 6 no. steps up from the street, where the bins must be brought for regular refuse collection. A further 3 no. 240l-type bins, for the use of the basement flat (Flat A) at 8 Lindfield Gardens, are currently stored on the pavement outside that flat's separate entrance. Neither of these locations affords protection to the bins from animals or people from outside the flats at 8 Lindfield Gardens seeking to dispose of their rubbish.

The present location of the 9 main bins on the staircase landing makes it physically difficult to put the bins out for refuse collection for entirely able-bodied residents and impossible for any less so. The need to drag the heavy, fully loaded bins down a flight of 6 steps creates a health and safety hazard, posing a danger both to the person putting out the bins and to passing pedestrians.

Furthermore, the bins block much of the width of the path from the gateway onto the street to the front door of the block. This narrowed path creates difficulties for residents taking prams and/or small children up to the main entrance, while also potentially compromising emergency access in the event of fire.

03 PLANNING GUIDANCE

3.1 LONDON BOROUGH OF CAMDEN GUIDANCE

LONDON BOROUGH OF CAMDEN GUIDANCE

We have reviewed the Planning Guidance offered in the London Borough of Camden document CPG1, dated March 2018. We note:

Planning for waste recycling and storage should ensure that developments accommodate:

- *adequate space (designed) for the storage of recyclables and waste;*
- *safe location - accessible for all users and collectors and minimise nuisance to occupiers and neighbours (and their amenity space) e.g. noise, obstruction, odours, pests, etc.;*
- *recycling and refuse collection for any waste contractor (and allow for reasonable changes to collection services in the future);*
- *containers should have designated storage areas; and*
- *sensitively designed/located, especially in conservation areas/or listed buildings.*

Some further guidance is offered for buildings or developments consisting of six or fewer flats (which is therefore applicable to 8, Lindfield Gardens):

Figure 14. External storage requirements

	External storage area features:	Less than 6 residential units
1	Should not be located near ground storey windows. They should be located within 10 metres of an external access.	✓
2	External storage areas and collection points must be as close as possible to, and preferably within 10 metres of, a place suitable for a collection vehicle to stop.	✓
3	Storage facilities must be at or near street level, and should be accessible via appropriately sized and graded ramps to allow bins to be wheeled to and from the collection point easily.	✓
4	Must be safe for users by being well lit and visible from public vantage points and nearby dwellings / tenancies.	✓
5	Should be unroofed, unless they are fully enclosed and secured (ideally inaccessible to animals).	✓
6	Should be accessible for collection purposes and not impede pedestrian or vehicular access on public thoroughfares or to and from buildings.	✓

04 PROPOSAL

4.1 PROPOSAL FOR NEW BIN STORAGE

It is proposed in this application, lodged by the Upper Ground Floor flat with the support of the Freeholder and ultimately for the benefit of all of the residents of the flats, that a part of the common front area of the house be modified to create a new bin store with capacity for 13 no. standard bins.

This would run along the side of the existing driveway and would allow bins to be wheeled to the kerbside for a clearly much improved implementation of communal waste storage for the flats at 8 Lindfield Gardens. The proprietary bin enclosures will offer improved security and accessibility of the refuse storage arrangements.

The existing path will no longer be blocked by the bins currently parked on the first landing, which will improve the accessibility, and the impression from the street, of the front of the building.



Fig. 4.1 Photograph of type of painted timber bin enclosure proposed for 8 Lindfield Gardens

05 TREES

5.1 ARBORICULTURAL IMPACT

The proposal for the new binstore will have no impact on the existing trees at No. 8 Lindfield Gardens.

06 HERITAGE

6.1 SIGNIFICANCE AND IMPACT ON HERITAGE ASSET

It is considered that the significance of no. 8 Lindfield Gardens is well understood within the Redington and Frogna Conservation Area of which it forms a part. The proposal to provide a new bin store at a level where bins can be wheeled to the kerbside for collection has been carefully considered to be sympathetic and cause minimal harm to a property where the arrangement of levels and access to the front is broadly original, noting that nearby properties have had the entirety of their frontage remodelled in a less sympathetic manner.

The proposal will move the plastic wheeled bins from an exposed prominent location at the front of the property to a more secluded location alongside a driveway, and will house them within enclosures that will hide the bins themselves from view from the public domain.

Care has been taken to propose a set of details for the enclosures themselves that they will be in-keeping with the surroundings of the Conservation Area.

We consider that this would represent an improvement to the appearance of no. 8 Lindfield Gardens in the context of its immediate streetscape.

07 CONCLUSION

We consider that this proposal represents a commendable initiative to improve the appearance and common amenity of this building, and to make it both more efficient and easier to service for its occupants and for the Local Authority.

We therefore hope that the London Borough of Camden can support it and recommend approval.