

## **Design and Access Statement**

### **Recycle bin / Waste bin and bicycle storage with green roof within front garden**

#### **Site address:**

91  
Gloucester Avenue  
NW1 8LB

7<sup>th</sup> February 2022

#### **Introduction:**

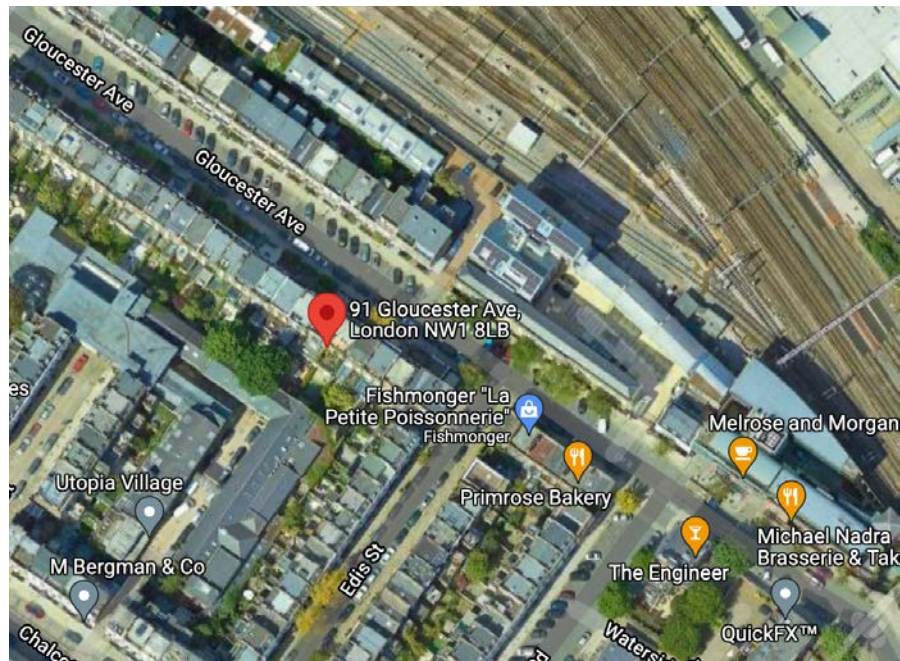
This document has been written to support the retrospective Planning Application for residential minor alterations at 91 Gloucester Avenue, NW1 8LB. The property is NOT listed and sits within the Primrose Hill Conservation Area.

The proposal is for the construction of a bin and bicycle store unit within the existing front garden area.

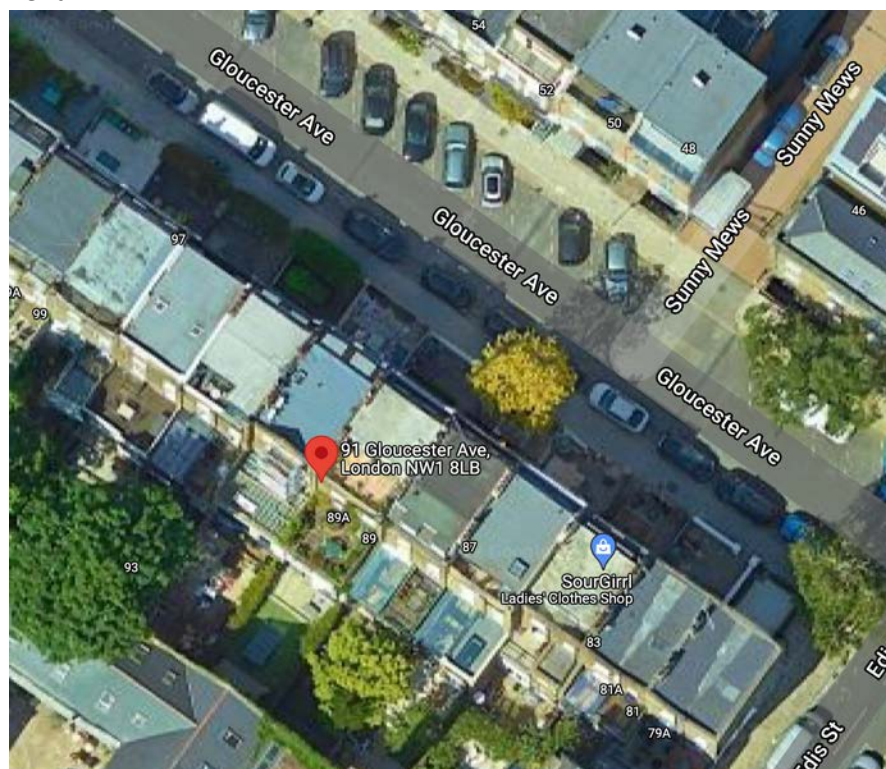
This statement is to show we have maintained a sensitive approach preserving the character of the terrace and the site area, considering the physical and social characteristics of the surroundings and relevant planning policies including sustainability.

## Site Location and surroundings

### Aerial 1



### Aerial 2



## Location & Uses

The property is a mid-terrace, mid-Victorian family home, situated on a tree lined avenue within the Primrose hill area of NW1. All properties along the terrace are of the same style, all are residential dwellings with several properties split into separate flats.

## The Existing property and Adjacent Properties.

The property is a traditional brick finish. set over 5 floors including basement and mansard. The property sits back from the main street and is accessed through a private front garden area, which is typical and in keeping with all the houses along the terrace block. Most properties along the terrace have foliage to the garden wall line creating a privacy line from the pathway and the houses. The property also has a rear garden that is not accessible or visible from Gloucester Ave

## Proposal.

The application is for the creation of a new and bin store and bike store to the front garden area.

The property has foliage to the front garden wall consistent with many properties in the terrace and we feel is an important feature of the streetscape, which we consider helpful to conceal the visibility of the proposal from Gloucester Ave.

A new bin and bike store has been designed and constructed to provide a neat solution to existing storage and security needs and is consistent with bike and bin stores that have been approved at other properties along the terrace. (Examples noted further within this document)

The size of the store has been specifically chosen to accommodate the new larger council provided bin and recycle bins which sit approx. 1100mm from floor level.

The unit has been constructed at a height to allow the bins to be wheeled out by the refuse collector with ease, while allowing space for store construction and the green roof which was added to be in keeping with the council's energy efficiency policy.

- *To put in context please see below several example heights of other approved bin sheds along the terrace, in relation to the retrospective proposal at no91*

- <b>House number -</b>	<b>85</b>	<b>109</b>	<b>91</b>
<i>Height from road</i>	<i>180cm</i>	<i>148cm</i>	<i>160cm</i>
<i>Height of step up into garden</i>	<i>36cm</i>	<i>13cm</i>	<i>18cm</i>
<i>Height of store from garden level</i>	<i>144cm</i>	<i>135cm</i>	<i>142cm</i>

The length of the store has been constructed to hold the required bins along with safe and secure bike storage.

As the previous bin store didn't allow for secure bike storage there was an issue with bikes being stolen from the property.

**Materials.**

We have endeavored to be as sympathetic as possible with regards to construction and visual impact to the street scape. The construction is cedar wood with a green roof spanning the top, providing opportunities for biodiversity, and otherwise aligned with Camden Planning guidance on energy efficiency and adaptation (January 2021). We have positioned the construction to the rear of the front foliage to help minimize any impact visually. The store also houses the post box, gas meter and fast charger for an electric vehicle.

**Relevant Planning Policies.**

We believe the proposal is in conformity with key planning policy documents, including:

- New Local Plan (adopted 2017)
- London Plan 2021
- National Planning Policy Framework 2019
- Primrose Hill Conservation Area Statement 2000

Camden Development Policies including

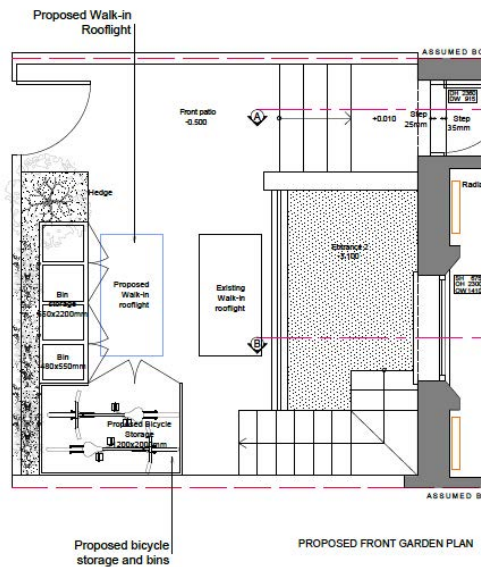
- DP 22 Promoting sustainable design and construction
- DP 25 Securing High quality design
- Conservation and Design Policy (adopted December 2014)

Camden Planning Guidance including:

- Biodiversity – March 2019
- Planning for Health and Wellbeing – January 2021
- Transport- Accessibility and Active Travel - January 2021
- Sustainability and energy policy and planning guidance (Camden Climate Action Plan 2020-2025)

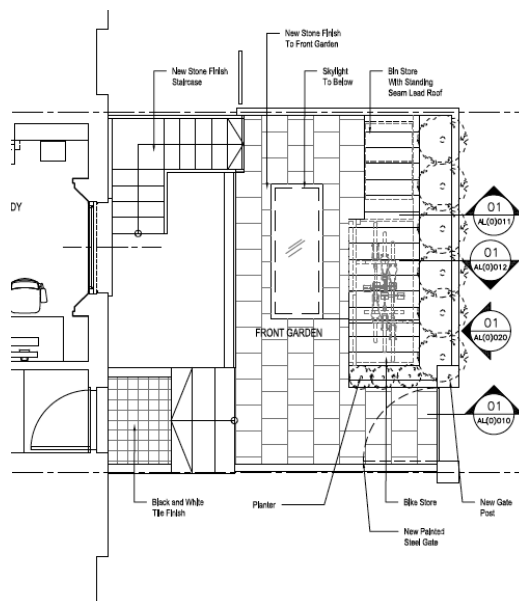
## Precedents in the local area

There are several properties on Gloucester terrace that have been granted planning permission for bin and bike stores that are similar or have similar components to this application:



**Note: Plans Taken from Public Planning Record**

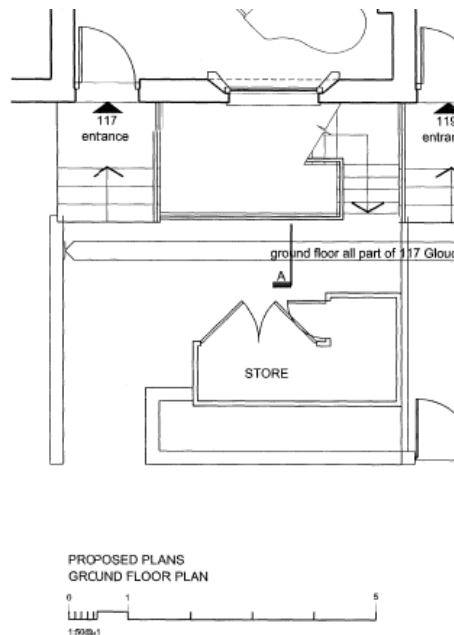
**99 Gloucester Avenue** - 2021/0428/P Bin and bike store approved. Reasons for granting permission (Decision Letter): *"The cycle and bin stores would be appropriate in scale and timber materials for the front garden. These structures would have a simple utilitarian form and would be screened in views from the street by the proposed hedge planting."*



**Note: Plans Taken from Public Planning Record**



**109 Gloucester Avenue** – 2016/2216/P Bin and bike store approved. In the officer delegated report recommending a grant of planning permission, Camden observed the store was *“considered to be of an appropriate size and materials. It would be hidden from the street scene by the proposed boundary treatment which comprises of a new planter and hedge, appropriate for the townscape in this location”* (3.7, consultation materials)



**Note: Plans Taken from Public Planning Record**

**117-119 Gloucester Avenue** - 2009/5692/P Bin and store approved in connection with combination of two properties.

### Conclusion/ Summary

The proposed bin and cycle store has been carefully designed to be of an appropriate size; its architectural language derives its strength from a palette of high-quality materials which are like other approved stores on the terrace, and which enhance the traditional architecture of the existing house. A green roof has been incorporated in connection with Camden’s Sustainability and energy policy and planning guidance. The green roof is directly in line with that guidance and specifically referenced in the Camden Planning guidance.

The cycle and bin store are appropriate in scale and timber materials for the front garden substantially like other cycle and bin stores approved at 99 Gloucester Ave and 109 Gloucester Ave. The proposed structure, like the approved stores, has a simple utilitarian form and is screened from the street by planting.

The right-sized proportions of the store relative to the front garden allow for visually open space in the front garden and allow easy access to the cycles and bins while neatly containing them, thus avoiding bins and cycles cluttering the garden and the streetscape.

The structure is hidden from the street scene by the boundary treatment which comprises of a hedge along the front boundary line from the gated entrance along to the boundary of no93, appropriate for the townscape in this location and similar to others on the terrace.

The bin store is sized to accommodate the Camden-supplied bins and the clearance needed to safely manipulate them. The cycle store is sized in proportion to the size needed to accommodate a cycle for each resident of the property to use as a primary means of transport and to safely move them in and out of the store. This is in line with Camden and Government Guidance. The Department for Transport's recent policy paper specifically encourages the expansion of secure bicycle storage to promote and facilitate cycling as a means of transport (*Gear Change: A Bold Vision for Cycling and Walking* (27 July 2020)). In line with the Government's clear position is Camden's own Planning Guidance: Transport, that specifically mandates the provision of secure, accessible cycle storage.

The store also encloses the gas meter (required) and infrastructure for an electric vehicle charging point (encouraged by Government policy).

Special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is designed to minimize as much as possible any adverse impacts on the amenity of adjoining residential occupiers, as we are aware that the store can be viewed from neighboring properties, we took an approach to give it the softest if any, visual impact.

The proposed development also accords with London and Camden planning guidance and goals as mentioned above.

#### **Photo documentation.**



**Street Views from Gloucester Ave**



**Street Views from Gloucester Ave**

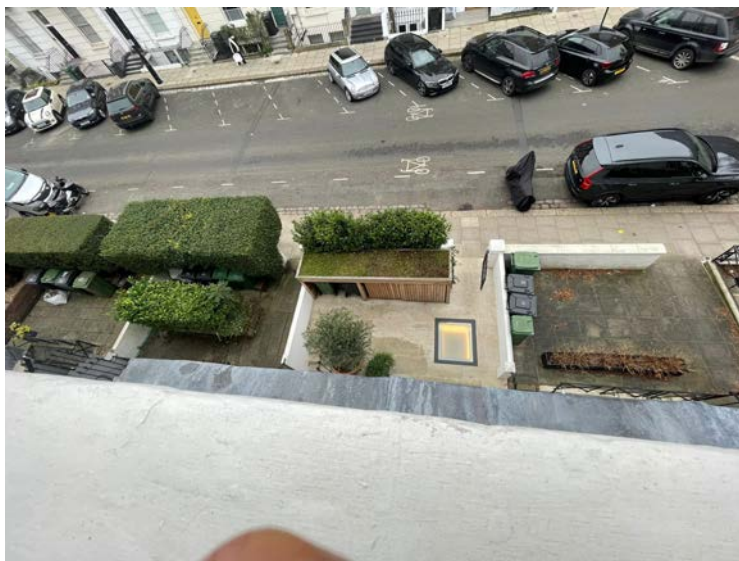


**Front elevation from Gloucester Ave**





**Aerial View showing proposal**



**Aerial View showing proposal in relation to neighbouring properties**



**Front Elevation of unit**