

DESIGN AND ACCESS STATEMENT - RIDGWAYS BINS STORE

1. Introduction

This retrospective planning application seeks to formalise the existing roof canopy covering the bin store and to obtain approval for the erection of a new fence surrounding the bin store to conceal it from neighbouring properties.

The works include a free-standing aluminium canopy already in place, as well as the installation of a new composite and aluminium fence enclosing three of the four sides of the bin store.

The purpose of the works is to provide a more user-friendly and safer bin and bicycle storage facility and to visually screen the bins from nearby dwellings. Historically, the area has occasionally become untidy due to vandalism, and these improvements aim to enhance its appearance, resilience, and usability.

2. Site Context

The bin store is located in a suburban area on the western edge of Royston, in the intersection between Ridgeways Road and Newman Avenue. The perimeter of the site overlooks the side boundary of a block of flats and part of their rear garden, while a section of vegetation separates the bin store from the rear garden of an adjacent detached property. Due to the open character of the site, it is also visible from the end of Ridgeways Road.

The location remains easily accessible to residents and does not impede refuse collection activities.

3. Description of Existing Bin Store

The original canopy was made of timber and suffered a fire, caused by antisocial behaviour. This made the residents wary of future fire risk so in response a new safer aluminium canopy was built in its place.

Antisocial behaviour has also been present through scattered rubbish around the bin store giving it a very untidy look. This was all visible from the neighbouring properties and was the reason of some of the neighbours complaints.

4. Description of Works Undertaken

Existing Roof Canopy: The existing roof canopy constructed in November 2021 consists of a dark grey aluminium structure held by four posts and a pitched fibreglass translucent roof bolted onto the structure. The roof also comprises with the appropriate drainage.

Fence: The proposed fence comprises 1900mm tall wall and 180cm wide 1.8 cm thick The proposed fence comprises a series of 1900mm high composite slats set between 1900mm high Aluminium fence posts. The fence post will be black. All materials are fireproof, which anticipate preceded antisocial behaviour.

The proposed additional screening should provide a more comfortable use of the bikes and bin storage giving this way weather protection and more appropriate and resilient materials towards fire and antisocial behaviour and a more visually pleasant view from the end of the street.

5. Design Considerations

The overall aesthetics of the fence were carefully considered with other wooden elements like of those of the surrounding fences and the darker grey wall detail present on the neighbouring flats facades.

The pitched roof canopy allowed for a more comfortable use and better protection of the goods bellow. Its dark grey colour integrated discretely into the surrounding areas.

6. Access Considerations

The improvements are intended to support safer and more convenient access to communal facilities, even in the event of antisocial behaviour.

Neither the proposed screening nor the existing roof canopy impedes access for users or for any refuse collection operations which will continue as currently preformed.

7. Impact Assessment

The proposed screening will visually improve the area's currently untidy appearance, positively benefitting the neighbourhood. The same could be said of the existing canopy on site. None of the proposed or existing structures has or could impact the immediate neighbours and will contribute positively to the immediate surroundings.

9. Conclusion

In summary, the retrospective application seeks to regularise the existing aluminium roof canopy and to approve the new composite and aluminium fencing installed around the bin store. These improvements have been carried out to enhance the functionality, safety, and appearance of the shared bin and bike storage area. The use of durable, fire-resistant materials directly addresses previous issues of antisocial behaviour, fire risk, and untidiness, while the added screening significantly reduces the visual impact on neighbouring properties.

The design has been carefully considered to integrate with the surrounding built environment, and the works do not impede access for residents or waste collection services. Overall, the completed improvements provide a safer, more attractive, and more resilient communal facility, delivering clear benefits to both residents and the wider neighbourhood without creating any adverse impact on adjoining properties.