

Design and Access Statement

rev00

for

PLANNING 01 application (full householder)

for

23 Ingham Road NW61DG

Contents

1. Introduction
2. Existing building
3. Site location plan
4. Photographs of existing
5. Design statement
6. Design summary
7. Access statement

Introduction

The application is for full householder planning permission for replacement single storey rear extension and new single storey side extension and infill extension between the two.

Existing Building

The property is a single private dwelling. It is a terraced house estimated to have been built in the late 1900s.

The original 2 storey property has been extended to provide second floor (roof level) accommodation in the form of full width rear dormer and closet wing extension.

A rear extension in the form of a conservatory has also been added to the original building.

An outbuilding has been constructed at the end of the garden.

A certificate of lawful development was granted in January 2016.

The adjoining property (no25) has a rear and side single storey extension.

The property is not within a Conservation Area.

Location Plan



Photographs of Existing



WEBB ARCHITECTS LIMITED



WEBB ARCHITECTS LIMITED



Design statement

Rear extension

The proposed single storey rear extension replaces a low quality conservatory style extension.

This rear extension will be comprised of materials that higher quality than the existing and also more in-keeping with the host building.

The depth of the replacement extension is the same (at 3m) as the existing extension.

It is recognised that a replacement single storey rear extension could be built under permitted development rights (PD) and as such could be 3m in height (from external ground level) at the boundary (with no21) and 4m height at the apex of the pitched roof. The proposed heights are less than these PD heights in order to build an extension that has a scale that works well with the host building.

The rear extension is included in this full application, rather than a separate CLD for PD application, to enable it to be read in context with the other elements – side extension deeper than 3m and corner infill extension- which are outside permitted development rights.

Side extension

The side extension is essentially an infill as the property next door (no25) has a full-length side extension. The existing external space is too narrow for an amenity use.

The side extension has a pitched roof and is low at the boundary. The height and pitch is similar to the adjoining side extension which has very high rooflight upstands.

Rooflights (with shallow profile) will be included in the pitched side roof.

As the adjoining property has an existing side extension there will be no negative impact (overshadowing, overlooking, sense of enclosure) on the amenity of the occupants.

Infill extension

The extent of the adjoining property (no25), as consequence of both original building and infill extension, is set back further than the proposed rear / infill extensions of the application property. Therefore the proposed infill will not have a negative impact on the neighbouring occupants.

The rear extension with infill is modest in size and as such we do not believe it has a detrimental impact on the host building. It reads as being subordinate. As a device to visually break the full width development we have expressed the rear extension with glazing and a masonry pier to separate it from the infill extension. The infill extension is expressed with a different scale of opening. We believe this detail helps evoke the rhythm of the closet wing / side return of the original house form.

Other matters

The storage of refuse will remain as existing.

The rear garden is of a reasonable size. The proposed extension will not take any useful external amenity space and therefore the proposal is suitable for the garden size.

There will be no impact on car usage or parking as a consequence of this development.

The siting of the extensions – on the footprint of an existing extension and in a narrow space between existing buildings means that there is no risk of building works impacting any existing trees.

Design Summary

The proposal replaces a poor-quality extension with construction that is more in-keeping.

The side, rear and infill extensions together are modest in size meaning no negative impact to adjoining properties and a scale that is suitable for the host building.

Access statement

Within the constraints of an existing building the works to the house has been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:

01 Car Parking

Cars will be able to stop directly outside the front door.

02 Access from car parking

The existing route from the car parking to the front door is up or down a number of steps. This cannot be altered. A stair lift however could be added in the future if required.

03 Approach

The existing route from the car parking to the front door is up or down a number of steps. This cannot be altered.

04 External Entrances

The entrance is illuminated by overhead lights. The entrance is existing and has a small step.

05 Communal Stairs

There is no communal stair.

06 Doorways and Hallways

Any new internal doors will have an 800mm clear opening width.

07 Wheelchair accessibility

The new proposed kitchen, living and dining space is more open plan than the current layout giving adequate circulation and turning space for wheelchairs. The new open plan space is being lowered to give better access to the garden.

08 Living Room

The living room is on the principle / entrance floor (GF).

09 Bed space at ground floor

It would be possible to convert the front reception area to a bedroom.

10 WC at ground floor

The proposals included a WC at ground floor.

11 Bathroom and WC walls

There are masonry walls in the bathroom which would be capable of supporting adaptations such as handrails.

12 Lift

The inclusion of a future lift could be incorporated between the rear room at first floor and the dining space on ground floor.

13 Main Bedroom

The main bedroom has an ensuite bathroom.

14 Bathroom Layout

The main bathroom is generous in its layout and could be adapted in the future for accessibility.

15 Window Specification

The windows will be traditional sliding sash. With lower sashes being openable.

16 Fixtures and Fittings

New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor where appropriate.