

14 LADY MARGARET ROAD

LONDON, NW5 2XS

Design and Access Statement



Prepared on behalf of Mr M.H. Abedinzadeh
by Scancon Architects Ltd

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Existing roof extension

**Adjacent mansard
roof extensions**



**Application site:
14 Lady Margaret Road**

Existing roof extension



**Adjacent mansard
roof extensions**

**Application site:
14 Lady Margaret Road**

Use

The site comprises an existing four storey terraced house containing three independent residential flats. This application for a mansard roof extension relates to the upper maisonette which spans the first, second and third floors. The latter is a single room formed within an existing roof extension at the rear of the building.

The site lies within the Kentish Town Conservation Area.

Additional information on how the proposed development complies with national and local planning guidelines can be found on the accompanying Planning Statement by ASP.

Amount

The proposals are for a traditional mansard roof extension which will accommodate two additional double bedrooms with a shared family size bathroom accessed off the new landing.

Please see accompanying Planning Statement by ASP for further details.

Layout

It is not intended to alter the common areas or the layouts of the two lower flats as part of this application.

The mansard roof extension will be set back from the street and largely hidden from view behind the existing parapet. To the rear, the existing wall will be raised to the height of the new roof. The Party Wall and chimney pots shared with No. 16 will be raised by 1025mm and the flanking wall towards No. 12 will be raised by 1230mm to accommodate the new roof extension.

The two new bedrooms measures 13.4m² and 14.2m² at 1.5m above finished floor level, and are considerably larger than the recommended minimum space standards, allowing for good circulation and high quality living accommodation within. At 6.5m², the new family bathroom is also substantially larger than current recommendations.

View of Hazel Cottage - towards East



View of front parapet and party wall / chimneys to No. 16



View towards front parapet and party wall / chimneys to No. 16



View from front parapet towards existing extension and rear



View over existing extension towards front parapet



View of valley roof towards front parapet

Scale

The mansard roof extension has been designed to match the proportions of similar mansard roof extensions at adjacent properties No. 12 and No. 10. Internal ceiling heights of 2.3m allows for comfortable habitation, while limiting the height of the overall construction.

Landscaping

As this application relates solely to the upper maisonette, there are no proposals for landscaping as part of this application.

Appearance

The existing building is constructed from stock brick with canted bays and stucco frontage over the lower and upper ground floors. Adjacent buildings feature a high level stucco band below the front parapet and it is proposed to reinstate this band as part of the development.

It is also intended that the existing stucco will be repaired and redecorated as this is currently in a poor state.

Existing 20th C. casement windows will be replaced with double glazed sash windows to match original windows and will significantly help to improve the appearance of the building within the historic setting.

The mansard slope is 70° in accordance with local guidance and will be clad in a traditional slate roof covering. Projecting dormers are kept in line with existing openings below and will be clad in Code 5 lead. Again, it is proposed to install double glazed sash windows in keeping with similar windows elsewhere, which will provide a good level of daylight throughout the day.

An Automatic Opening Vent (AOV) will be located above the top landing and is a requirement under the building regulations. This in turn provides good levels of daylight within the stairwell and can also be used as means of access to the roof above for maintenance purposes.



View of existing front elevation



View of adjacent roof extension at No. 12



View of existing rear elevation

Access

VEHICULAR AND TRANSPORT LINKS

As this application relates solely to the existing upper maisonette it is not envisaged any significant transport requirements will be created as a result of the proposed works.

Refuse

Refuse bins and recycling are currently located adjacent to the front gate inside the shared front garden. It is not envisaged this arrangement will change as a result of the proposed development.

INCLUSIVE DESIGN

The new elements of the proposed development will seek to employ all reasonable measures to avoid discrimination against all sectors of the disabled community and to meet the requirements of the Disability Discrimination Act 1995, in particular regard to movement into, out of and throughout the site.

Sources of Guidance / Influencing legislation:

- Approved Document M - 1992 and 2004 Editions
- Approved Document B - 2004 Editions
- Disability Discrimination Act 1995

All external doors and parking facilities will remain as the current arrangement.

Within the upper maisonette all new elements have been designed to allow for good circulation with large bathroom and bedroom facilities.

The development has been designed to meet Lifetime Home Standards where possible. See attached table, Appendix 1.

Conclusion

In summary the proposed scheme seeks to provide additional residential accommodation of a high standard and matches adjacent mansard roof extensions.

Views of the new elements are primarily restricted from Lady Margaret Road and where visible the new elements have been substantially set back from the front elevation to lessen their visual impact.

It is considered that the application proposals are in full compliance with the aims and objectives of local and national planning guidance, and thus planning permission should be granted accordingly.

APPENDIX 1 – 14 LADY MARGARET ROAD, LONDON, NW5 2XS

Lifetime Homes standards

Lifetime Homes standards	Specifications and dimensions which meet Lifetime Homes standards	Compliant
1 Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width	The general provision for a car parking space is 2400mm width. If an additional 900mm width is not provided at the outset, there must be provision (e. g. a grass verge) for enlarging the overall width to 3300mm at a later date	N/A
2 The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	It is preferable to have a level approach. However, where the topography prevents this, a maximum gradient of 1: 12 is permissible on an individual slope of less than 5 metres or 1: 15 if it is between 5 and 10m, and 1: 20 where it is more than 10m.* Paths should be a minimum of 900mm width	N/A
3 The approach to all entrances should be level or gently sloping	See standard 2 above for the definition of gently sloping	N/A
4 All entrances should: a) be illuminated relevant parts of 1.3.1.2 E b) have level access over the threshold and c) have a covered main entrance	The threshold upstand should not exceed 15mm	N/A
5 a) Communal stairs should provide easy access and b) where homes are reached by a lift, it should be fully wheelchair accessible	<i>Minimum dimensions for communal stairs</i> Uniform rise not more than 170mm Uniform going not less than 250mm Handrails extend 300mm beyond top and bottom step Handrail height 900mm from each nosing <i>Minimum dimensions for lifts</i> Clear landing entrances 1500x1500mm Min. internal dimensions 1100x1400mm Lift controls between 900 and 1200mm from the floor and 400mm from the lift's internal front wall	N/A <

9 In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space		Y
10 There should be: a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future	The drainage provision for a future shower should be provided in all dwellings <i>Dwellings of three or more bedrooms</i> For dwellings with three or more bedrooms, or on one level, the WC must be fully accessible. A wheelchair user should be able to close the door from within the closet and achieve side transfer from a wheelchair to at least one side of the WC. There must be at least 1100mm clear space from the front of the WC bowl. The shower provision must be within the closet or adjacent to the closet (the WC could be an integral part of the bathroom in a flat or bungalow)** <i>Dwellings of two or fewer bedrooms</i> In small two- bedroom dwellings where the design has failed to achieve this fully accessible WC, the Part M standard WC will meet this standard	Y
11 Walls in bathrooms and toilets should be capable of taking adaptations such as handrails	Wall reinforcements should be located between 300 and 1500mm from the floor	Y
12 The design should incorporate: a) provision for a future stair lift b) a suitably identified space for a through- the- floor lift from the ground to the first floor, for example to a bedroom next to a bathroom	There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/ balustrade. Unobstructed 'landings' are needed at top and bottom of stairs	Y
13 The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom	Most timber trusses today are capable of taking a hoist and tracking. Technological advances in hoist design mean that a straight run is no longer a requirement	Y
14 The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that a wheelchair user could use the bathroom	Y
15 Living room window glazing should begin at 800mm or lower and windows should be easy to open/ operate	People should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room	Y
16 Switches, sockets, ventilation and service controls should be at a height usable by all (i. e. between 450 and 1200mm from the floor)	This applies to all rooms including the kitchen and bathroom	Y

* Providing there are top, bottom and intermediate landings of not less than 1.2m excluding the swing of doors and gates.

** It is important to meet the Part M dimensions specified to each side of the WC bowl in entrance level WCs (diagrams 10a and 10b). The Lifetime Homes standards for houses of three bedrooms or more require full side transfer from at least one side of the WC.

AS EXISTING:

PL 00	- SITE / LOCATION PLAN	- Existing layout	- Scale:	1:500 @ A3
PL 01	- LOWER / GROUND FLOOR PLAN	- Existing layout	- Scale:	1:100 @ A3 1:50 @ A1
PL 02b	- FIRST / SECOND FLOOR PLAN	- Existing layout	- Scale:	1:100 @ A3 1:50 @ A1
PL 03	- THIRD FLOOR / ROOF PLAN	- Existing layout	- Scale:	1:100 @ A3 1:50 @ A1
PL 04a	- SECTION A-A	- Existing layout	- Scale:	1:100 @ A3 1:50 @ A1
PL 05b	- FRONT / REAR ELEVATION	- Existing layout	- Scale:	1:100 @ A3

AS PROPOSED:

PL 11	- LOWER / GROUND FLOOR PLAN	- Proposed layout	- Scale:	1:100 @ A3 1:50 @ A1
PL 12b	- FIRST / SECOND FLOOR PLAN	- Proposed layout	- Scale:	1:100 @ A3 1:50 @ A1
PL 13a	- THIRD FLOOR / ROOF PLAN	- Proposed layout	- Scale:	1:100 @ A3 1:50 @ A1
PL 14a	- SECTION A-A	- Proposed layout	- Scale:	1:100 @ A3 1:50 @ A1
PL 15b	- FRONT / REAR ELEVATION	- Proposed layout	- Scale:	1:100 @ A3