

**Design and Access Statement
(DAS 2.2)**



1. The property location: 36 Gayton Rd NW3 1TY
2. Description of proposed development: Light access into basement from building front and pavement.
3. Date of Preparation: 29 th November 2012
4. Date of any amendments: N/A
5. Applicant: Banyan Properties Ltd 28 Purley Av, NW2 1SJ
6. Agent: <i>Tri Arc Services – 194 Kingshill Drive HA3 8QS - 07956116162</i>

7. Design principles and concepts applied to the proposal:

Existing Building & Appearance:-

The building is 3 levels with basement, late 1900s. There has been a planning application granted for various extensions and rear works but this application does not alter any of those plans.

There is an underground coal cellar below the front pavement. Access is through a circular iron hatch (300mm dia). Existing there is damage around this hatch and the hatch itself is missing.

The front wall has an opening with a mesh just above pavement level.

Proposed:-

PROPOSED 1:-

Paving light blocks on pre-stressed concrete panel (1.2m x 0.6m),

Similar to existing in locality such as 2 Gayton Rd.

The paving at the building line will be made good to suit and the precast concrete slab to match the existing paving with glass lenses.

PROPOSED 2:-

Existing circular coal hole with cast iron flap (WHICH IS MISSING and area around is damaged (0.3m dia) to be replaced by glass panel fixed in pre-stressed panel sized to fit existing paving slab (0.7m x 0.6m)

PROPOSED 3:-

Existing opening to be replaced with 0.24m x 0.24m x 0.08m frosted glass blocks.

8. Key access issues of the design including the nature and impact of any constraints:

Main access is from Gayton Road. Due to the elevation of the street level on rear curtilage there is no street access from rear.

Property is a single family dwelling with no changes to existing accesses.

The proposed glass lights will not affect any access.

9. Design Standards and Guidance followed:

Conservation Area Statement - P 27 & 63 (relevant to Gayton Rd)

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/hampstead.en>

Camden CPG1 (planning guidance) - Design