

DESIGN & ACCESS STATEMENT

40 Platts Lane London NW3

August 2012



front elevation / entrance



front elevation / drawing room

Introduction, Site and Context

The property is a two storey, Arts and Craft's style, rendered brick detached house with a small basement to the rear of the house and a developed attic space. The single family dwelling is located on the corner of Platt's Lane with Rosecroft Avenue within the Redington Frogna Conservation Area. The house is surrounded by a small, partially overgrown garden which is accessed via a pedestrian pavement off Platt's Lane. A dwarf garden wall with a timber fence onto Platt's Lane and Rosecroft Avenue separates the property from the public highway.

The client's design brief is to remodel and to refurbish the house, to improve the building condition and to improve the quality of natural light inside the property. The proposals are solely for the enjoyment of the occupier.

Alterations

The proposed alterations to the dwelling house consist of removing the existing side conservatory including the corner walls of the ground floor to the rear, and to replace it with a modern 'wrap-around' glass conservatory. Internal associated alterations help to improve the internal flow of the individual spaces and allow more natural light to penetrate the interior of the building. This is supported by widening internal openings on the ground floor.

The existing layouts of the first and second floors will be amended to improve the use of the available space and reflect the spatial requirements of the owners of the house.

The proposed alterations will not affect the overall integrity or character of the building and will in fact substantially improve the impact of the building viewed from adjoining buildings. All works are designed to meet the needs of contemporary living, are designed with the character of the existing building in mind and will enhance and improve this house.

The existing overgrown hedges and trees have an adverse structural affect an the existing dwarf garden wall and timber fence and it is proposed to rebuilt the garden wall to ensure its structural integrity.

Access

The existing ground floor is accessed via the main front door via a garden path off Platt's Lane.

The existing main entrance is currently elevated from the garden path by one step giving access to accommodation on the ground floor and beyond. The existing levels are suggested to be lowered so that even access into the property will be achieved. The existing internal layout of all floors is based on a central staircase which the design of the new layout will slightly change to allow for better and more efficient internal use of the space. The existing outside space will be landscaped and improved for better access and made more useable.

Access from Platt's Lane and use of the property remain as existing and no alterations are proposed.

Routes and entrances will be well lit. New lighting will be provided throughout the whole project to suit current standards to ensure good visibility within the site.

Horizontal circulation

Where possible circulation routes will be wide enough to allow easy circulation for all who wish to use them, in accordance with Part M of the Building Regulations.

Sources of advice and consultation

Part M of the Building Regulations (2004)

BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice

Disability Rights Commission: Access Statements - Guide

On completion of the work the Architects statement will form part of the Building Manual to be kept on site for reference purposes by the building occupiers, together with other information about the project.

IMAGES

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image of corner site



image of front (Platts Lane)



image of side (Rosencroft Av)