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DESIGN AND ACCESS STATEMENT

for

First floor side extension

at

**4 WADHAM GARDENS,
LONDON, NW3 3DP**

October 2012

Issue 1

Ref: 7679/D&A/sm

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1. Documents

This Design and Access Statement should be read in conjunction with the following documents:

7679/PS01; PS02 Photosheets

7679/SLP Site Location Plan

7679/01 Existing Ground Floor Plan

7679/02 Existing Basement, First, Second Floors & Roof Plan

7679/06 Existing Side (South) Elevation, Partial Front (West) & Rear (East) Elevations, Section AA

7679/11 Proposed Ground Floor Plan

7679/12 Proposed Basement, First, Second Floors & Roof Plan

7679/16 Proposed Side (South) Elevation, Partial Front (West) & Rear (East) Elevations, Section AA

2. Introduction

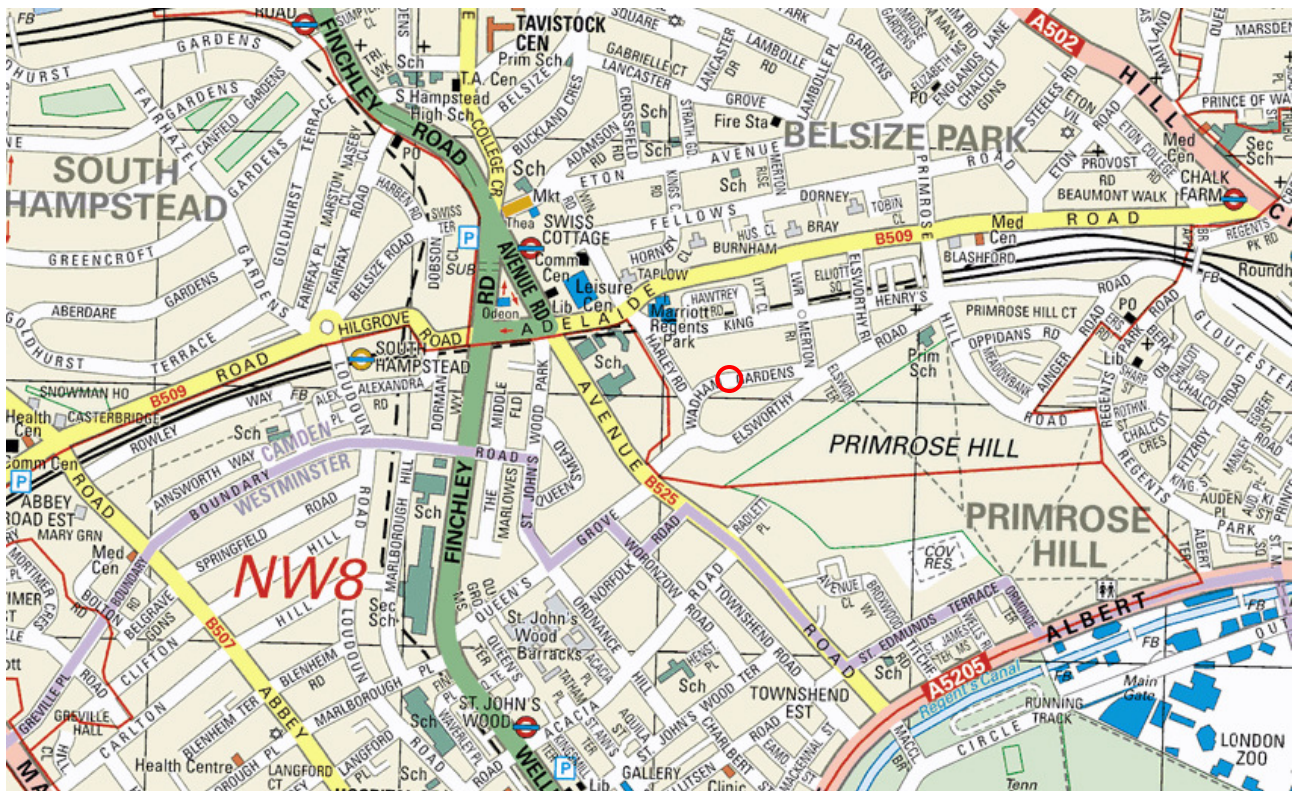
This supporting document describes the proposal for a First floor side extension to sit over the top of the existing Ground Floor at 4 Wadham Gardens, London NW3 3DP. Details are also provided for proposed ancillary minor external alterations to the property. For clarification, no changes are proposed to the Basement, Ground and Second floor levels.

3. Location

The property is located in the London Borough of Camden in Wadham Gardens, a residential road, characterised by large detached single-family three and four storey dwelling houses. The property sits within a substantial plot and has a garden at the rear which leads to a large communal garden.

The building is not listed but lies within the Elsworthy Conservation Area.

In the past five years or so, 4 Wadham Gardens has undergone significant refurbishment, including the conversion of two flats into a single dwelling, construction of a rear extension and enlargement of the basement. Externally, the property has been fitted with new doors and windows with a predominantly rendered and painted finished to elevations. Internally, the property has been completely refurbished to include new services and finishes.



Map of local area with proposal site circled in red (not to scale)



Birds Eye View of the site with boundary indicated with red line



Aerial Photo of Side - Rear Elevation of 4 Wadham Gardens



Aerial Photo of Side - Front Elevation of 4 Wadham Gardens

4. Use

The property will remain as a single family dwelling house, in line with its current use and that of the vast majority of properties in the road. The proposed extension will enlarge the existing En suite Bathroom to provide an additional Dressing Area.

5. Amount

The proposed extension sits over the existing ground floor and is in line with the Ground floor external wall. The proposed extension would result in an increase in area of 5.9 sq m to the First Floor. The proposed extension will still sit comfortably within the general building mass.

6. Layout

The proposed side extension will not result in any new rooms being created. The existing layout of the house is to be maintained. The extension will provide for the enlargement of the rear facing En Suite Bathroom.

7. Scale

The proposed alteration will be subservient to the main house; It is set back substantially from the front elevation and will not be detrimental to the balance of the house nor to the conservation area in any way.

8. Landscaping

No alterations are proposed to the existing conditions.

9. Appearance

All materials will match existing in order to blend the extension with the original fabric. Windows will be replicated and design details to the plinth, render, cornice and rainwater goods will all match the original house. The rear elevation of the extension is proposed to be designed as a continuation of the original. The extension sits a long way back from the front wall of the house and is designed to blend harmoniously with the existing house, having no detrimental impact on the surrounding Conservation Area.

10. Access

There is no proposed alteration to existing access provision to the house which is accessed from Wadham Gardens via pedestrian gates.

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11. Lifetime Homes

Where it has been possible to incorporate the Lifetime Home Standards, this has been achieved particularly with regard to internal arrangement, door openings and flexibility of design.

The new extension will utilise sustainable energy efficient lighting, a condensing type gas fired boiler and double-glazed windows to achieve a U-value of 1.8. External walls and roofs will be fully insulated to the latest requirements.

The 16 points in the Lifetime Homes standards have been addressed as follows:

Lifetimes Home Standard		Specifications and Dimensions which meet the Lifetime Homes Standard	How the proposals address each point
1	Where there is 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 a provision (e.g. Grass verge) for enlarging the overall width to 3300 at a later date.	N/A no alterations to existing conditions proposed.
2	The distance from the car parking space to the home should be kept to a minimum and should be level or slightly 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 5m or 1:15 if it is between 5 & 10m and 1:20 where it is more than 10m. Paths should be a minimum of 900mm width.	N/A no alterations to existing conditions proposed.
3	The approach to all entrances should be level or gently sloping.	See standard 2 for the definition of gently sloping.	N/A no alterations to existing conditions proposed.
4	a All entrances should: be illuminated		N/A no alterations to existing conditions proposed.
	b Have level access over the threshold.	The threshold up stand should not exceed 15mm.	N/A no alterations to existing conditions proposed.
	c Have a covered main entrance.		N/A no alterations to existing conditions proposed.
5	a Communal stairs should provide easy access and	<u>Minimum dimensions for communal stairs</u> Uniform rise not more than 170mm. Uniform going not less than 250mm. Handrails extend to 300mm beyond top and bottom step. Handrail height 900mm from each nosing.	N/A no alterations to existing conditions proposed.
	b Where homes are reached by a lift it should be fully wheel chair accessible	<u>Minimum dimensions for lifts</u> Clear landing entrances 1500mm x 1500mm. Minimum internal dimensions 1100mm x 1400mm. Lift controls between 900 & 1200 from the floor and 400mm from the lifts	N/A no alterations to existing conditions proposed.



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		internal front wall.		
6	The width of the doorways and the hallways should conform	<u>Doorway clear opening width(mm)</u> 750 or wider 750 775 900 The clear opening width of the front door should be 800mm.	<u>Corridor/ Passageway width (mm)</u> 900(head-on approach) 1200 (not head-on approach) 1050 (not head-on approach) 900 (not head-on approach) There should be 300mm to the side of the leading edge on the entrance level	This will be archived to the new single opening to the proposed extension
7	There should be space turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users everywhere.	A turning circle of 1500mm diameter and 1700mm x 1400mm ellipse is required.		N/A no alterations to existing conditions proposed.
8	The living room should be at entrance level.			N/A no alterations to existing conditions proposed.
9	In a house of two or more storey's there should be space on the entrance level that could be used as a convenient bed space.			N/A no alterations to existing conditions proposed.
10 a	There should be: A wheelchair accessible entrance level WC with	<u>Dwelling of three or more bedrooms</u> For dwellings of 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 (the WC could be an	<u>Dwellings of two or fewer bedrooms</u> In a small two bedroom dwellings where the design has failed to achieve the above fully accessible WC the part M standard WC will meet this standard.	N/A no alterations to existing conditions proposed.



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		integral part of the bathroom if in the flat or bungalow).		
b	Drainage provision enabling a shower to be fitted in the future.	The drainage provision for future shower should be provided in all dwellings		N/A no alterations to existing conditions proposed.
11	Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	Wall reinforcements should be located between 300mm & 500mm from the floor.		This will be achieved.
12 a	The design should incorporate Provision for a future stair lift	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 the top and bottom of stairs.		N/A no alterations to existing conditions proposed.
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.			N/A no alterations to existing conditions proposed.
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.		N/A no alterations to existing conditions proposed.
14	The bathroom should be designed to incorporate ease of access to the bath, WC & wash basin.	Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that a wheel chair user could use the bathroom.		N/A no alterations to existing conditions proposed.
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 and wheelchair users should be able to operate at least one window in each room.		N/A no alterations to existing conditions proposed.
16	Switches, sockets ventilation and service controls should be at a height usable by all (i.e. Between 450 & 1200mm from the floor)	This applies to all rooms including the kitchen and bathroom.		All switches, sockets ventilation and service controls will be set at a height 450mm & 1200mm from the floor.