

Design and Access Statement

Prepared by:

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First floor and second floor front extension to form additional flat and alterations to existing first floor flat

1 Site and Surrounding Area

- 1.1 The site is a residential plot on which is a 4-storey end of terraced property. There is a small rear garden. The front entrance is direct from the main highway.
- 1.2 The site is on Torriano Avenue, effectively a main road Camden. The property on the site is a 1900's end of-terraced house, which defines the character of neighbouring area. However, Torriano Avenue does have an architectural uniformity or style, which is consistent to all the surrounding roads.
- 1.3 There are many amenities within walking distance of Torriano Avenue. Local shops, are less than half a mile away. In the immediate vicinity there is a school and playing fields.
- 1.4 The site is well situated for access into London via public transport. Central London can be reached within 10 minutes by bus. The area has good and frequent bus services. The site is close to the main road, running north and south of the borough and directly into town.
- 1.5 Perhaps of interest to potential young first time buyers/ renters is the proximity of the site (within walking distance) to local school. This, as well as the convenience of connections into Central London and local amenities, is of great appeal to both buy to let owners and first time buyers looking for an affordable family home.

2 Layout/Amount

- 2.1 The existing property will be retained in full and the new front extensions and new front mansard will be built to provide continuity with the neighbouring properties.
- 2.3 The proposal will consist of a 1bedroom flat on the first floor and a split duplex flat to the upper second floor flat 3 bed unit
- 2.4 The entrance to the new property is via the existing front door. The entrance door leads to a lobby containing the main vertical circulation for the new building. The living/dining area and the sitting room are accessed from the hallway. Also accessed is the W/C, which conforms to the regulations set out in M1 Section 10, Diagram 32.
- 2.5 The existing lower ground floor flat has access to the garden, accessed from the rear door which lead from the kitchen/living area onto the garden.
- 2.6 The layout of the new build has been designed to minimise impact on neighbouring properties. In accordance with council UDP, Extensions to Residential Property, the new build does not exceed a line taken at 30 degrees from midpoint of the nearest window of any room at first floor level of the adjoining property. The windows in the front elevation avoid overlooking the houses that flank on to the site.
- 2.7 The new dwelling has been designed to maintain a height and scale in proportion to surrounding properties. The ridge line follows the existing ridge height.
- 2.8 The new plan responds to the site. The street façade is welcoming and the entrance obvious. The front building line aligns with the housing along the same side of the street. Current boundary walls/fences are to be followed and the brick front wall is to be extended to match the existing design.

3 Appearance

- 3.1 The proposed new extension is designed in the style of the existing house and is sympathetic to the character of the street.
- 3.2 The existing property is brick, with a tiled roof, with timber windows and black guttering. The materials chosen for the new build are white upvc windows to match the neighbouring and surrounding properties.

4 Landscaping

- 4.1 In accordance with Council UDP Standards for New Residential Development, As well as providing a visual setting for the dwelling in the general street scene, this amenity space should also provide for the passive or active recreation of the occupants. We have catered for this and have a more than adequate allowance for this aspect.
- 4.2 Sensitive soft landscaping will be introduced to enhance the amenity spaces around the development with mature screen hedging. We will remove the existing fenestration that is in place as it is dilapidated and replace with and selection of planting will favour a variety of sustainable, native, low maintenance plants.
- 4.3 The existing grassed area will not change in level, save slight falls for surface water drainage. There will be edging kerbs to the planting areas. Details of materials will be submitted to the Local Authority at a later date.

5 Access

- 5.1 there are no proposal for off street parking as the small front garden is not suitable.
- 5.2 The ramp to the entrance will be less than 1:20 and there will be a level threshold.
- 5.3 The existing property will be accessed through the existing gate and path.
- 5.4 UDP parking states 1 car spaces for proposed dwelling. We acknowledge that the proposal does not take care of this. But Torriano Avenue has no on street parking restrictions along the street side in front of the property and plenty of parking spaces. It is a safe and quiet road to park on. Alternatives to the car are very viable in this location.
- 5.5 There is space on the road to the front of the property for emergency vehicles to park if attending the site.
- 5.6 There is an 'edge of property' refuse collection service in the borough.

Provision will be made on site for the storage of refuse bags, recycling boxes and green bins. This is at the rear of the property. For flats, maisonettes and houses the council provides large communal bins for recycling mixed recyclables (paper, cardboard, plastic bottles, food & drink cans and aerosols). Each property also receives a reusable blue bag in which to carry recyclables to the bin. The communal recycling bins for flats and maisonette's are emptied weekly.