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DESIGN AND ACCESS STATEMENT

for

Ground and First Floor Rear Extension

at

**22 REDINGTON ROAD,
LONDON, NW3 7RG**

March 2012

Issue 2

Ref: 6788/D&A/JE



TABLE OF CONTENTS

1	Note	page	3
2	Introduction	page	4
3	Planning History	page	4
4	Location	page	5
5	Use	page	6
6	Amount	page	6
7	Layout	page	7
8	Scale	page	7
9	Landscaping	page	7
10	Appearance	page	7
11	Access	page	7
12	Lifetime Homes	page	8

1. Note

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

6788/PS01-04	Photosheets
6788/OS	Site Location Plan
6788/1000	Existing Basement
6788/1001	Existing Ground Floor
6788/1002	Existing First, Second Floors & Roof Plan
6788/1010	Existing Front Elevation & Section AA
6788/1011	Existing Rear Elevation & Sections BB, CC & DD
6788/1012	Existing Side Elevations
6788/1013	Existing Block Plan
6788/2000	Proposed Basement
6788/2001	Proposed Ground Floor
6788/2002	Proposed First, Second Floors & Roof Plan
6788/2010	Proposed Front Elevation & Section AA
6788/2011	Proposed Rear Elevation & Sections BB, CC & DD
6788/2012	Proposed Side Elevations
6788/2013	Proposed Block Plan
6788/ 2014	Partial Plans with extension areas hatched.
GVA	Daylight and Sunlight Report dated February 2012

2. Introduction

Mrs Katie Cooper has commissioned MDC Limited to prepare proposals to design a two storey and roof rear extension at her home at 22 Redington Road, London, NW3 7RG.

This supporting document describes the proposed Rear Extension at 22 Redington Road, London NW3 7RG and details the proposed ancillary minor internal and external alterations to the property. For clarification, no changes are proposed to the front elevation or to the Basement Level.

3. Planning History

Planning permission was granted in September 2006 (ref. **2006/3308/P**) for *"The erection of a first floor front extension to form a bay window to the existing single family dwelling house."*

In November 2006 planning permission was granted (ref. **2006/4172/P**) for *"Hard and soft landscaping and means of enclosure pursuant to condition 2 of planning permission dated 13/10/2004 (2004/3352/P) for excavations to create a double garage in the forecourt and an underground link to the house; alterations to the pedestrian access by the formation of a new step arrangement with railings; and the erection of a new boundary wall with railings and gate."*

Planning permission was granted in December 2006 (ref. **2006/4739/P**) for *"Amendment to planning permission dated 13/10/2004 (reference 2004/3352/P) namely, erection of a front and part-side boundary wall with railings over and brick piers, a pedestrian and vehicular entrance gate on the front elevation. Erection of a timber fence and brick wall to the side (Oak Hill Way) elevation."*

Planning permission was granted in February 2007 (ref. **2006/5722/P**) for *"Excavation beneath part of the existing tennis court to create a garden room, plus erection of a single storey glazed extension to link new garden room to rear of existing dwelling house."*

Planning permission was granted in July 2007 (ref. **2007/2474/P**) for *"Enlargement of garden room beneath tennis court as a variation to planning permission dated 23/02/07 (2006/5722/P) for excavation beneath part of the existing tennis court to create a garden room, plus erection of a single storey glazed extension to link new garden room to rear of existing dwelling house."*

Planning permission was granted in March 2009 (ref. **2008/5849/P**) for *"Amendments to previous application 2006/4739/P to vary the boundary railings and side wall."*

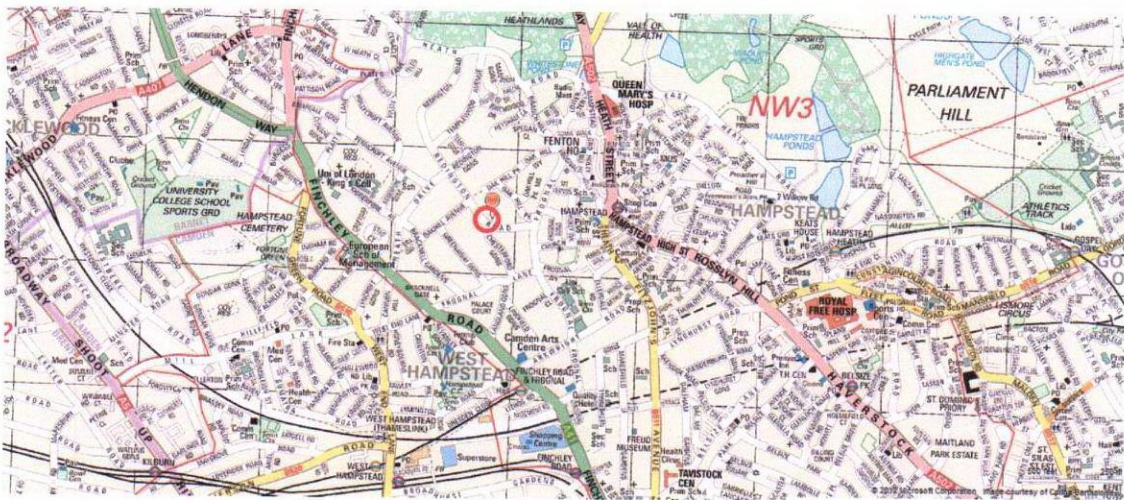
Planning permission was granted in April 2010 (ref. **2010/0664/P**) for *"Erection of trellis on top of Oak Hill Way boundary wall of residential dwelling (Class C3)."*

4. Location

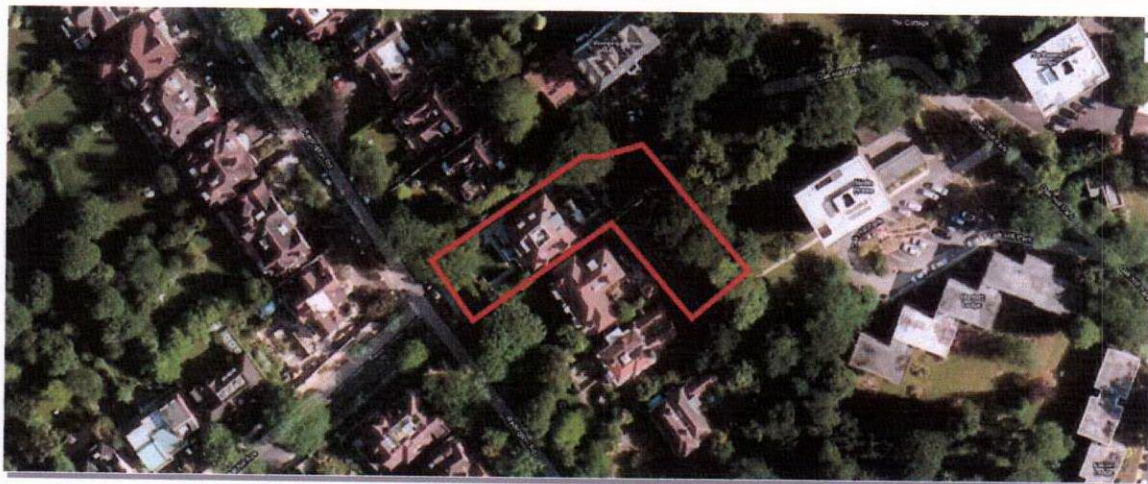
The property is located in the London Borough of Camden in Redington Road, a residential road, characterised by large detached single-family dwelling houses, generally comprising two storeys and roof which sits within a substantial plot and has a large garden at the front and the rear.

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

The topography of the local environment is varied. The property is situated on a steep slope, whereby the ground level at the rear of the site is significantly higher in elevation than the front of the site, the Redington Road elevation. The North Western boundary of the site is bordered by Oak Hill Way, a footpath which runs steeply uphill from Redington Road linking it with the vehicular accessed section of Oak Hill Way a short distance uphill. The ground level within the property behind this wall is higher than the footpath itself.



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 Rear Elevation of 22 Redington with proposal site indicated with red line



Aerial Photo from the of Rear Elevation of 22 Redington with proposal site indicated with red line

5. Use

The house is and will remain a single family dwelling, in line with its current use and that of the vast majority of properties in the road. The extension will provide for the enlargement of existing rooms and circulation spaces within the house.

6. Amount

The proposal is to extend the rear elevation by 2.65m from its original line. The proposed extension would result in an increase in area of 7.3 sqm at Ground Floor, 34.4 sqm at First Floor and 20.5 sqm within the roof. The proposed extension will still sit comfortably behind the general building line for the rear of adjacent properties in Redington Road.

7. Layout

The proposed rear 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 bedrooms together with a small storage area ancillary to the kitchen on Ground Floor Level.

8. Scale

The proposed extension is 2.65m back from the original rear elevation and full width of the property on Ground and First Floors with Roof. The existing eaves height roof line and pitch, window cills and heads will all be maintained as existing. GVA have carried out a comprehensive Daylight and Sunlight Report which concludes that the extension will sit comfortably within BRE guidelines in relation to the adjacent property at no. 20 Redington Road.. Mrs Cooper has consulted with her immediate neighbours at no.20 Redington Road and I understand that they are amenable to the proposed extension.

9. Landscaping

The proposal will result in a loss of part of the hard landscaped first floor terrace area. Other than this no further landscaping is envisaged.

10. Appearance

It is proposed that all materials are to match existing and in as far as is possible original materials will be reused in order to blend the extension with the original fabric. Windows and doors will be re-used and replicated and design details to face brickwork, reveals, eaves etc will all be matched to the original house. The rear elevation is proposed to remain the same as existing and the side elevations designed as a continuation of the original. The proposal is designed to result in an extension that blends harmoniously with the existing house and has no detrimental impact on the surrounding Conservation Area.

11. Access

There is no proposed alteration to existing access provision to the house which is accessed from Redington Road via pedestrian and vehicular gates. Safe access and egress is provided with low level brickwork and open railings to allow good visibility the vehicular access point. Security and pathway lighting is automated to allow safe pedestrian access at night. Level access is provided through to the rear of the property both internally and externally.

12. 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 accommodation 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		Existing street lighting is adequate illumination for the main entrance.
	b Have level access over the threshold.	The threshold up stand should not exceed 15mm.	This will be achieved.
	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.	Existing stairs are an original feature and will be retained. No changes 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	Existing Lift will be retained - no changes to existing conditions proposed.

		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	A majority of the openings are existing and will not be altered. However, where new stud partitioning/door openings are proposed the following will apply: <ul style="list-style-type: none"> • All corridors will be a minimum 1050 width and all internal doors will have a clear opening of 838mm. • The clear opening width of the front door is determined by the existing door which will be retained. In any case it exceeds 800mm.
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.		This has been achieved.
8	The living room should be at entrance level.			This has been achieved.
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.			This has been achieved.
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 integral part of the	<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.	The WC on the left hand side of the lift off of the main entrance lobby will be fully compliant. A shower provision will be within the closet.

		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		This will be achieved
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.		Wall reinforcements will be located between 300mm & 500mm from the floor within proposed stud partitions. The existing walls are of a solid construction and are capable adaptations.
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.		This will be achieved
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.			The existing through the floor lift serves ground and basement levels of the building and is to be retained.
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.		This will be achieved.
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.		This will be achieved.
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.