

Design and Access Statement

Prepared by:

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Single story rear/side extension, conversion of property into 4 self-contained flats.

1 Site and Surrounding Area

- 1.1 The site is a residential plot on which is a 2-storey semidetached house. There is a large garage at the rear. The front garden is mainly paved over with concrete path to front and rear.
- 1.2 The site is on Westbere Road, effectively a main road in Islington. The house on the site is a 1930's semi-detached house, which defines the character of neighbouring area. However, Westbere Road 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 Westbere Road. Local shops, are less than half a mile away. In the immediate vicinity there is a school and many playing fields and allotments.
- 1.4 The site is well situated for access into London via public transport. Central London can be reached within 20 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 house will be retained in full and the new rear extensions and altered front elevation will be built to provide continuity with the neighbouring house.
- 2.2 The application site area is approx. 407 sqm.
- 2.3 The proposal will consist of a 1x3 bedroom flat with garden access similarly a 1x1 bedroom flat to the ground floor with garden access, the upper flats will be designed the same way, but as 1x2 and 1x1 bedroom flat.
- 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 ground floor flats 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 Camden's 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 rear elevation avoid overlooking the rear gardens of the houses that back 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 Camden Council UDP Standards for New Residential Development, In new housing the total amenity space provision should be of a size equal to 100% of the total GIA of the house or a minimum of 60 sq.m, whichever is the greater in area. 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 is proposal for off street parking to the large front garden.
- 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 Camden UDP parking states 1 car spaces for proposed dwelling. We acknowledge that the proposal does not take care of this. But Westbere Road 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 islington. 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.