

DESIGN & ACCESS STATEMENT

CHANGE OF USE AND EXTENSION OF 8 SOUTH VILLAS, NW1 9BS

This statement follows a planning application (your reference: **2011/4681/P**) that was validated on the 28th September 2011, with a decision anticipated on the 22nd November 2011. The scheme proposed minimal works to the fabric of the 19th century dwelling, in order to obtain change of use consent, from two maisonettes into a single-family house. This was required swiftly for legal contractual reasons, in order for our client to finalise their purchase of the building.

The following proposal is the scheme that will be implemented if planning consent is forthcoming, and strives to restore 8 South Villas to its former grandeur, whilst also acknowledging the contemporary streetscape via a roof extension.

The property is a terraced mid-1860's mildly Italianate style building, situated on the northeast side of the Camden Square Conservation Area – which is a residential area, predominantly consisting of similar Victorian terraces, originally built as single-family dwellings.

This application seeks permission for:

1. **Change of use** - from two maisonettes back into a single-family dwelling.
2. **An extension to the rear section of the roof**– as per 6, 7 and 9 South Villas.
3. **A single-storey extension at lower ground floor level**

The proposal also involves reinstating and refurbishing many of the original features of the house, such as the window shutters and the staircase. Notably, the Camden Square Conservation Area Appraisal and Management Strategy encourages the restoration of authentic features to the buildings in the area.

This Design and Access statement will consider the impact of the proposed works and their immediate environment. The document has been composed in line with the CABE guidance document, 'Design and Access Statements: How to write, read and use them' and www.lifetimehomes.org.uk, and should be read in conjunction with all other information provided [Planning Portal reference PP-01660445].



Street View of South Villas Looking North-East

USE

As previously described, the property currently comprises of two maisonettes.

Flat 1 is accessed via an external side-door, and occupies the majority of the ground floor and the entire lower ground floor. This maisonette has sole use of the rear garden.

Entry into Flat 2 is via the main front door at ground floor level – all of the upper floors are allocated to this division.

The proposal seeks permission for change of use from the two-maisonettes, back into a single family dwelling, thus reverting to the original use of the property.

AMOUNT

- The existing gross internal area of Flat 1 is: **113.9sqm**
- The existing gross internal area of Flat 2 is: **124.8sqm**
- The existing gross internal area of the communal hallway is: **5.9sqm**
- The gross internal area of the proposed single-family dwelling including both extensions is: **293.7sqm**

ACCESS

The proposal entails few adjustments to the access to the property.

The principal entrance will continue to be via the main front door at ground floor level. However, the door will be set back to its original position, in turn creating an external porch and providing a sheltered access point.

In addition, the front steps will be overhauled, as they would have been a key period feature of the house. Here, the stair width is ample and there is an existing handrail in place.

Due to the nature of the building and the topography of the site, stepped access is unavoidable. However, the existing stepped approach to the side entrance will be modified to create 4 ambulant steps – these will be fully compliant with both Part M and Lifetime Homes' standards.



Examples of Front Doors in Original Location



Main Entrance to 8 South Villas

Internally, the design of the access is limited, as the proposed work involves the refurbishment of an *existing* property. However, any new doors / corridors will be designed in accordance with Part M and Lifetime Homes. A potential route for a through-the-floor lift has also been identified should it be required – see PP01 and PP02.

LAYOUT

The anticipated arrangement of the house involves situating the living quarters on the lower two floors; the private rooms are then distributed amongst the first, second and proposed third floor.

LOWER GROUND FLOOR

The kitchen, dining room and informal living room are situated on the lower ground floor of the house. The structure and doors that segregate the living area from the remaining space make reference to the original plan, as does the relocation of the staircase at this level.

The proposed rear extension – which comprises largely of glass – will contain the prospective dining area, which follows on from the new kitchen. This open space will become a contemporary hub within the house.

GROUND FLOOR

The proposal seeks to demolish all incongruous partition walls to this level, in turn creating a large open-plan living room and library, thus referring to the traditional use of these rooms. As above, the structure will highlight the original layout of the space.

FIRST FLOOR

Two double bedrooms and a large family bathroom are located on the first floor. The proposed layout of Bed 3 exceeds minimum requirements set out by Lifetime Homes, and could be easily adapted to suit a wheelchair user if necessary.

A route for a through-the-floor lift has been identified connecting the first floor to the living quarters below.

Notably, the area of every proposed bedroom exceeds the minimum requirement for a double bedroom, as set out in the council guidelines.

SECOND FLOOR

Alongside a further double bedroom and ensuite bathroom, entry into the duplex master-suite is also at this level.

Here, the office and dressing room are situated within the lower section – a private staircase connects these to the bedroom and ensuite within the proposed extension above.

THIRD FLOOR (ROOF EXTENSION)

The upper half of the master suite is located within the proposed roof extension. In addition to the bedroom and ensuite shower room, access to the proposed storage space and roof terrace is also from this level.

Notably, similar roof terraces can be identified at both 7 and 9 South Villas.

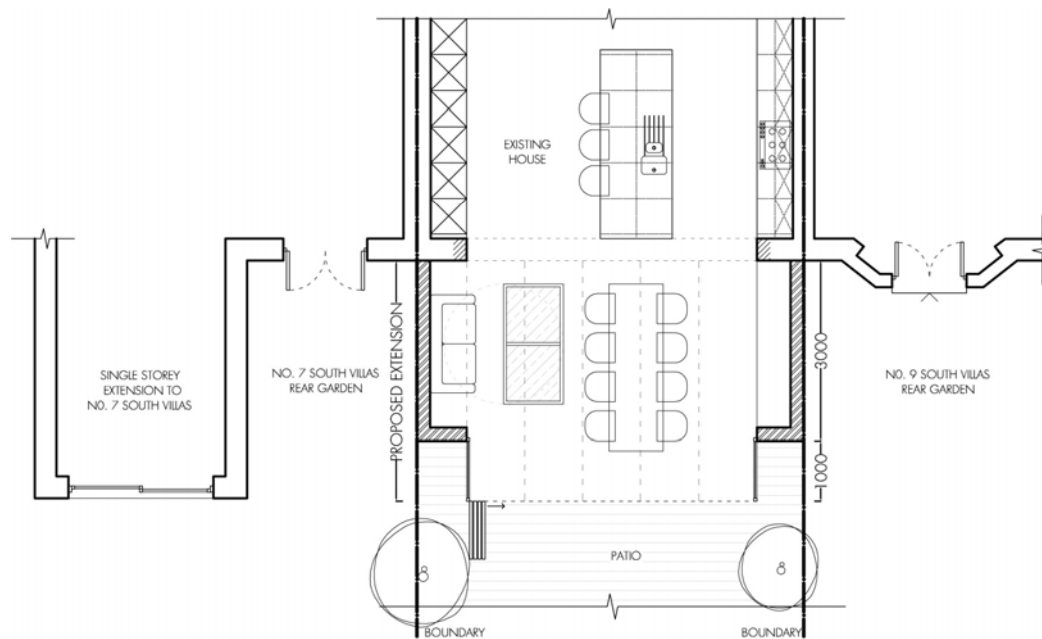
SCALE

LOWER GROUND FLOOR EXTENSION

The proposal takes into account the rationale behind permitted development rights for rear extensions. It therefore considers the general amount that a house can be extended, without loss of amenity to the neighbouring properties. It is appreciated that permitted development rights only come into force once permission has been granted for a single-family house.

Along the boundary lines, the solid section of the proposal extends 3m outwards from the original building, and approximately 2.7m upwards from the internal floor level. The dimensions of this structure adhere to permitted development standards, thus would be non-contentious.

A central, glazed infill section makes up the remainder of the addition. This extends a further 1000mm outwards and 400mm upwards, creating a dramatic, yet sensitive space – which would be unobtrusive to the adjacent houses.



Proposed Lower Ground Floor Extension



Rear Extensions to 7 and 10 South Villas

THIRD FLOOR / ROOF EXTENSION

In terms of scale, the third floor extension is in keeping with the adjoining properties, as numbers 6, 7 and 9 South Villas all feature similar additions to the rear section of their roofs. At present, 8 South Villas appears dwarfed and incongruous in comparison to these properties – therefore the extension would serve to restore the uniformity of the terrace, by infilling an unsightly gap.

The natural slate cladding to the extension provides a visual distinction between the old and new, and ensures that the original proportions of the house are somehow maintained.



Roof Extension to 6 South Villas



Roof Extensions to 7 and 9 South Villas (no. 8 to centre)

LANDSCAPING

In order to emphasise the visual link between the internal and external areas on the lower ground floor, the proposal includes a new decked patio, which appears to emanate from the internal timber floor. The sense of ambiguity is reinforced by the proposed glazing, which creates an indivisible connection between the inside and out.

The decked area will not exceed the height or percentage ratio authorised by permitted development guidelines.

Soft landscaping will also be implemented in both the front and rear gardens.

APPEARANCE

A large proportion of the proposed work, will involve addressing the period features of the house. The demolition of non-original partitions, refurbishment of window shutters and the staircase, and reinstatement of authentic cornicing, skirtings, and doors – will all contribute to re-establishing the original grandeur of the house.

In terms of the extensions, both new additions will be distinguishable as modern interventions. Externally, the lower ground floor extension will comprise of white render and glass, therefore read as a new component.

The roof extension will be clad in natural slate, therefore creating a visual distinction between the old and the new, whilst also highlighting the original proportions of the house.



Original Features to be restored.

LIFETIME HOMES

Whilst it is important to apply Lifetime Homes standards where possible, there are also inherited restrictions to consider in the case of conversions – including: the original layout and period features of the building, and the topography of the site in which it is situated.

This document addresses each of the Lifetime Homes criteria, and describes how we have adhered to them where feasible or relevant.

(1) Parking (width or widening capability)

"Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children)."

This scheme does not include any parking provisions; therefore Criterion 1 is not applicable.

South Villas is a resident permit zone, this facility can be utilised by inhabitants if desired.

(2) Approach to dwelling from parking (distance, gradients and widths)

"Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping."

The existing property does not include parking provisions, therefore Criterion 2 is not applicable.

(3) Approach to all entrances

"Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people."

Due to the topography and inherited design of the building - the main entrance cannot conform to Criterion 3 as an original flight of stairs, exceeding minimum requirements connects the main front door to street level.

The side entrance at lower ground level will adhere to the guidelines. Here, the existing stepped approach will be modified to create 4 ambulant steps. A new handrail will ensure that these are fully compliant with Lifetime Homes and Part M. At 900mm, the width of the path and stairs is also sufficient.

All approach routes will consist of firm, reasonably smooth, non-slip surfaces.

(4) Entrances

"Principle: Enable ease of use of all entrances for the widest range of people."

At ground floor level, stepped access is unavoidable due to the historical detailing of the house, which is protected by the Camden Square Conservation guidelines.

However, at the lower ground level the entrance will adhere to Criterion 4, as the proposal includes a: 1200x1200mm external landing, a level threshold and an 800mm clear door width with a nib greater than 300mm to its leading edge on the pull side.

A cover will not be installed over the side-entrance doorway, as it would be incongruous to the otherwise uniformed streetscape. As the main door will be set back, a covered porch will be created at this entrance.

Both entrances will be illuminated using fully diffused luminaries.

(5) Communal stairs and lifts

"Principle: Enable access to dwellings above the entrance level to as many people as possible."

This is a private dwelling - therefore Criterion 5 is not applicable.

(6) Internal doorways and hallways

"Principle: Enable convenient movement in hallways and through doorways."

As previously described, the inherited form of the building imposes some restriction on which elements can comply with Lifetime Homes.

However, all existing and proposed hallway/landing widths will exceed 900mm. In addition, all new doors will meet the minimum requirements outlined by Lifetime Homes.

(7) Circulation Space

"Principle: Enable convenient movement in rooms for as many people as possible."

Within the lower ground floor living and dining room, a clear 1500mm diameter turning circle, or a 1700x1400mm turning ellipse is easily achievable, even with furniture in place.

Similar circumstances apply with the formal living room and library at ground floor level.

The kitchen has a clear width of 1200mm between unit/ appliance fronts and the enclosing wall – this is maintained for the entire run of the units and worktop. There is also a clear 1500mm diameter turning circle in the space. The kitchen also includes a built-in oven, hob, sufficient work surface area and a sink.

Bed 3 (accessible by potential through-the-floor lift) has a clear space of 750mm at either side and to the foot of the bed.

(8) Entrance level living space

"Principle: Provide accessible socialising space for visitors less able to use stairs."

A living room is provided on the lower ground floor – this will provide seating / socialising space for household visitors. The kitchen is also at this level.

There is also a second living room and library at ground floor level.

(9) Potential for entrance level bed-space

"Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation)."

The living room on the lower ground floor could be utilised as an entrance level bedspace should need be. The dimensions of the room exceed those required by Lifetime Homes, in addition, the room can be isolated from the remaining space via the folding sliding doors. A window, heat source, and numerous electrical sockets are also present within the space.

Should this room be temporarily utilised as a bedroom, the dining space at this level could function as a living room. Alternatively, there is a second living room on the ground floor.

(10) Entrance level WC and shower drainage

"Principle: Provide an accessible WC and potential showering facilities."

The WC provided on the lower ground floor entrance level cannot be classified as accessible. The introduction of a larger, Lifetime Homes compliant WC, would be at the expense of the proposed concept and design, thus detracting from the grandeur of the space.

However, the bathroom situated on the first floor be can easily adapted to be fully compliant with Part M and Lifetime Homes – and is easily accessed should the through-the-floor lift be installed.

(11) WC and bathroom walls

"Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities."

Walls within the lower ground floor and first floor bathrooms will be capable of firm fixing and support for adaptations such as grab rails, at any location within the height band of 300-1800mm from floor level.

(12) Stairs and potential through-floor lift in dwelling

"Principle: Enable access to storeys above the entrance level for the widest range of households."

A route for a through-the-floor lift has been identified connecting the principle living accommodation, kitchen and dining room on the lower ground floor, to the Lifetime Homes compliant bathroom and bedroom on the first floor.

If required a seated stair-lift could be installed.

(13) Potential for fitting of hoists and bedroom / bathroom

"Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people."

At first floor level, there is a direct relationship between the bedroom and the accessible bathroom as the two rooms are adjacent. Therefore, a reasonable route could be identified, should single point ceiling hoists need to be installed above the bed, bath and WC.

(14) Bathrooms

"Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future."

The bathroom adjacent to the main bedroom on the first floor has been designed to be easily adapted to comply with Lifetime Homes' guidelines.

Capped drainage for an accessible floor level shower will be installed beneath the bath, should the need for it to arise. In addition, there is a clear 1500mm diameter circular or 1700mm x 1400mm elliptical clear manoeuvring zone, should the bath be removed.

(15) Glazing and window handle heights

"Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room."

The windows within the principle living room at lower ground floor level are existing and will be retained. However, a satisfactory view onto the front garden and street is provided due to the staggered nature of the topography.

In addition, all proposed glazing to the lower ground floor extension is full height, therefore ensuring an uninterrupted view into the rear garden, and dual aspect sunlight across this living hub.

The size of these rooms ensures that the approach routes to these fenestrations would far exceed the 750mm required.

The original bay windows are openable from the base as they are original sash windows. The proposed windows to the extension will also conform with Lifetime Homes' standards.

(16) Location of service controls

"Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach."

Any new service controls which require operation on a frequent basis or in a potential emergency, will be installed within the height band of 450mm – 1200mm from the floor level and at least 300mm away from any internal corners.

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