

DESIGN & ACCESS STATEMENT

Site Address:

51 Agar Grove
London
NW1 9UE

Provided by:

Multi Creation
239 Western Road
Southall
Middlesex
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The Application:

Four Storey development and Creation of Two Self Contained Flats (Maisonettes), including Private Amenity Space, Bin Storage, Cycle Storage.

Location & Background:

The application site is located along Agar Grove, Camden. This area is relatively busy, being mainly Residential with Convenience shops easily accessible along Agar Road and St Pauls Crescent.

The property was previously used as two self contained flats (Maisonettes). Following a 'Dangerous Notice' being served by Camden Council Building Control, the demolition of the old structure was required due to 'severe' damage and condition.

The application seeks to re-build within the same plot and footprint at Lower Ground, Ground, First and Second Floor Levels. The floor space created will provide Two 2-Bedroom self contained Flats. The space is ideal for Family living accommodation, as the self contained flats can be created whilst following Planning Guidelines for Room areas. As the new structure is replacing a previously demolished building, there will be minimal impact on the street and neighbouring properties.

There will be minimal impact on neighbouring properties, as the proposed development will match the Height and Character of the local area. Similarly the adjoining property, as well as the originally building, has characteristics different from the buildings in the immediate area. In order to minimise the impact of the new development, Facing Brickwork and White Render will be incorporated into the scheme.

The property is situated on Agar Grove in close proximity to the Caledonian Road and Camden Road Railway Stations. There are good public transport facilities located close to the proposed site, as well as, local conveniences and amenities.

Design:

The proposal has been conceived to make better and more sustainable use of the space without causing harm to neighbours.

External building works include the following:-

- Four Storey development
- External Staircase providing access to Ground Floor Level
- Secure Bin Storage and Bicycle Store
- Private Amenity Space

Internal building works include the following:-

- Creation of Two 2-Bedroom Self Contained Flats with
 - Lower Ground and Ground – Flat 1
 - First and Second – Flat 2
- Providing separate Kitchen

- Providing separate Bathrooms
- Internal Partitions separating rooms

This proposal, to provide Two 2-Bedroom self contained flats is considered to be an appropriate and sustainable use of the property site. As the proposed development replaces a similar structure the impact will be minimal on the surrounding area.

It is considered that the proposal, to provide good size units, represents a good use of this space.

	Floor Level	Flat Area (m²)
Flat 1	Lower Ground & Ground	90.4
Flat 2	First & Second	93.8

The proposed units have been designed to meet Lifetime Homes Standards, by providing easy access and comfortable living spaces. Flat 1 can be access via a separate side Entrance (accessible from St Paul Crescent). The main entrance can also be used by Flat 1 occupiers. With the alternative entrances, this acts as a Fire Escape Route in case of Emergency.

There is no Off-Street Parking available, as the site is located along a main road. Nearby side roads provide parking. There is no 'Permit Holder' parking, therefore on-street parking is easily available.

The units have been designed to accommodate small families, who want to be close to local amenities and services. As the site is located close to excellent public transport, occupants would have easy access to work and Excellent Public services to Central London.

The property will be accessed from the front, with an Ambient staircase for easy access as well as wider Door Openings and Hallways. Private Amenity space has been allocated for each flat. Each Flat would have to access the garden areas along the Western Boundary. Each Amenity space will be securely enclosed with 1800mm Timber Fencing between.

The building would readily comply with Part M of the Building Regulations. Within the bedroom, as noted above, the emphasis is very much on spaciousness. All rooms are generously dimensioned, which means that all areas within the Ground Floor of the property would be readily adaptable to disabled living. The entire proposal would, in fact, all meet Lifetime Home Standards.

The property has been designed to be the same layout as the neighbouring property, therefore ensuring there is no impact of the living conditions.

Bin Storage has been located to the Front of the Property with easy access for collection and disposal. The area surrounding the Bin Storage will be Soft Landscaped with Foot Paths (1000mm wide) providing access to the Front Entrances.

Additional Sound Partitions are proposed between the self contained units, as well as between the existing property at No.53 to ensure there is no sound spread between the units. This will be provided at Lower Ground, Ground, First and Second Floor Levels.

Access:

As noted above, the application site is situated close to Camden Town Shopping Centre and to the main line railway station, which provides excellent transport links to many locations.

The application premises are therefore well-served by public transport and, being located close to other town centres, have good access to a range of shops and services.

Conclusions:

This application, which has been carefully designed so that it causes no harm to neighbours or to the street scene, would enable the property to provide Two good sized 2-Bedroom self contained Flats.

The development follows a previously demolished Four Storey Pair of semi. Due to the structure being unsafe, it was required to demolish the building to avoid any further damage and/or safety.

It is therefore considered that this application is consistent with sustainable planning aims to make full use of existing developed land in urban areas, as promoted by central and regional Government as well as by the local planning authority.

Please do not hesitate to contact us if you need any further information.