

Design & Access Statement

11a Oval Road London NW1 7EA

Design & Access statements requirements		Comments:
	<b>DESIGN</b>	
1	<p><b>Use;</b></p> <p>a) Justification of the use in terms of land use policies, how it has been informed by existing uses in the area</p> <p>b) Explanation of how the uses will work well together, making the place more useful for the community</p> <p>c) Show that the applicant has understood the access needs of different uses and made sure the design will allow for inclusive access</p>	<p>a) Oval Road is a residential road running between the top of Parkway and through to the head of Jamestown Road with a grand terrace of Victorian five storey house on one side and number of semi detached villas on the other side bordering onto the railway. The main line railway from the North into Euston has been heavily used in the past by steam trains, which blighted the area with soot and smoke so that the houses became multi occupancy and run down through neglect. With the introduction of first diesel and now electric trains the disturbance is negligible, the properties have been upgraded to typically self contained flats on each floor</p> <p>No 11 is just such an example with a pair of small flats on the top floor, a flat on the first floor and a maisonette on the ground and basement floors.</p> <p>b) No1a is the basement and ground floor maisonette and the proposal is to increase the size of the rear extension to line up with the rear extension next door to make the two bedrooms larger and at the same time to do the same for the flat above (the internal bathrooms make the existing rooms very small.</p> <p>At the same time the five bedroom family home would be improved with extra living space for the four children cat and dog.</p> <p>c) The location of the site close to public transport (bus stops &amp; LT stations (Northern Line) within 5 mins walk is very close to established community and retail outlets in Camden High Street.</p>
2	<p><b>Amount:</b></p> <p>a) Show that the amount of development planned takes into account how much</p>	<p>a) The proposal is to simply add a bit more space to each of three bedrooms, to increase the size of the</p>

	<p>development is suitable for the site</p> <p>b) Show how the scheme affects the way the area works</p> <p>c) (For major developments) explain how the amount of development planned will change the neighbourhood can help to show how appropriate the scheme would be.</p>	<p>roof terrace the same amount and to add some more living space to the basement.</p> <p>b) We do not anticipate any significant changes on this issue.</p> <p>c) N/A – this is a small extension of the existing use</p>
<p><b>3</b></p>	<p><b>Layout:</b></p> <p>a) Explain how the buildings and spaces in and around the site would work together (orientation, entrance position, aspects)</p> <p>b) Make clear how the layout will allow inclusive access to and through the site</p> <p>c) Explain the purpose of different parts of the site and the placement certain buildings or spaces</p> <p>d) Explain what the applicant considers 'potentially conflicting pressures on layout design' if applicable</p> <p>e) (For complex sites), show how the design has developed and how different layouts and options have been considered but rejected</p>	<p>a) N/A orientation, entrance position &amp; aspect unchanged.</p> <p>b) There are existing steps up and down to the front and basement doors, this is unchanged and so disabled access is not easy.</p> <p>c) The building consists of four floors of residential accommodation, which remains unchanged.</p> <p>d) N/A</p> <p>e) N/A</p>
<p><b>4</b></p>	<p><b>Scale:</b></p> <p>a) Drawings that show the relationship between existing buildings on or around the site and those proposed</p> <p>b) Show that the scale of the development takes account of the restrictions of the site and the need for good design</p>	<p>a) Please refer to drawings 1153.01-06, 11-16</p> <p>b) The extension in matching materials simply lines up with the existing next door extension.</p>

	<p>c) Pictures</p> <p>d) Explain how the design considers the balance of features such as doors, windows and detailing for example window cill heights and door widths.</p>	<p>c) Please refer to Photo Sheet 1153.00 for existing photos of the rear of the building (sent by post).</p> <p>d) Please refer to drawings for sizes and design of the windows &amp; doors.</p>
<p>5</p>	<p><b>Landscaping:</b></p> <p>a) Includes all treatments of outdoor spaces, includes street furniture, water features, and road materials. Show how the design of outside spaces will make them attractive, useful and environmentally responsible</p> <p>b) Explain how its treatment will work with all other design decisions</p> <p>c) Show that the planned landscape design is based on a strategy for long-term maintenance and management</p> <p>d) Clearly explain the purpose of landscape design on the site and how this will be achieved and maintained</p> <p>e) (e.g. to create a natural habitat, support an existing green corridor etc) to show how the needs of disabled or older people will be met ( e.g. use of level surfaces, non slip materials and providing resting places)</p>	<p>a) N/A There is large garden that needs no improvement</p> <p>b) N/A</p> <p>c) N/A</p> <p>d) N/A</p> <p>e) No change.</p>
<p>6</p>	<p><b>Appearance</b></p> <p>a) Set out the design rationale that underpins the proposal and how this has informed the detailed aspects of the scheme</p> <p>b) Explain how the appearance fits with other aims for the developments</p> <p>c) Pictures of what the scheme would look like</p>	<p>a) The existing Victorian building is simply being extended in a small way with matching materials so that the impact is negligible.</p> <p>b) At the rear to avoid any overlooking or loss of light the screen wall at ground floor level is brick up to 900mm above floor level and sand blasted glass between that and 1700mm so no overlooking is possible</p> <p>c) Please refer to drawings and photos.</p>

d) Explain how the person applying has considered the effects of time on the appearance of the scheme.	d) All the intended materials are traditional or match the existing ground floor, of easy maintenance and the change of appearance will be minimal.
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	<b>ACCESS</b>	
7	<p><b>Vehicular and transport links:</b></p> <p>a) Explain how surrounding roads, footpaths, and sight lines will be linked.</p> <p>b) (useful to provide) Diagrams showing how people can move to and through the space</p> <p>c) Visibility of entrances and access to the buildings through entrance areas or front doors, as well as access to facilities such as toilets, shops, etc. Explain how the level change within public spaces (pavements and dropped kerbs, bus stops, parking spaces etc)</p> <p>d) Explain how access for the emergency services will be provided (show provision for refuse points)</p>	<p>a) N/A no changes proposed</p> <p>b) N/A no changes proposed</p> <p>c) No changes to proposed to entrance areas.</p> <p>d) N/A</p>
8	<p><b>Inclusive access</b></p> <p>a) Useful to explain how internal access will be designed</p> <p>b) Show that disabled people will not be segregated but will be able to move up and down in a building and use the same entrances, corridors and rooms without detours</p>	<p>a) N/A Existing levels retained in the building and access remains unaltered, simply extended</p> <p>b) N/A</p>