

# DESIGN AND ACCESS STATEMENT

FOR PROPOSED DEVELOPMENT AT

29 Nassington Road,  
Hampstead,  
NW3 2TX

**7537- 29 NASSINGTON ROAD, HAMPSTEAD, NW3 2TX**

## **1.0 DESIGN AND ACCESS STATEMENT**

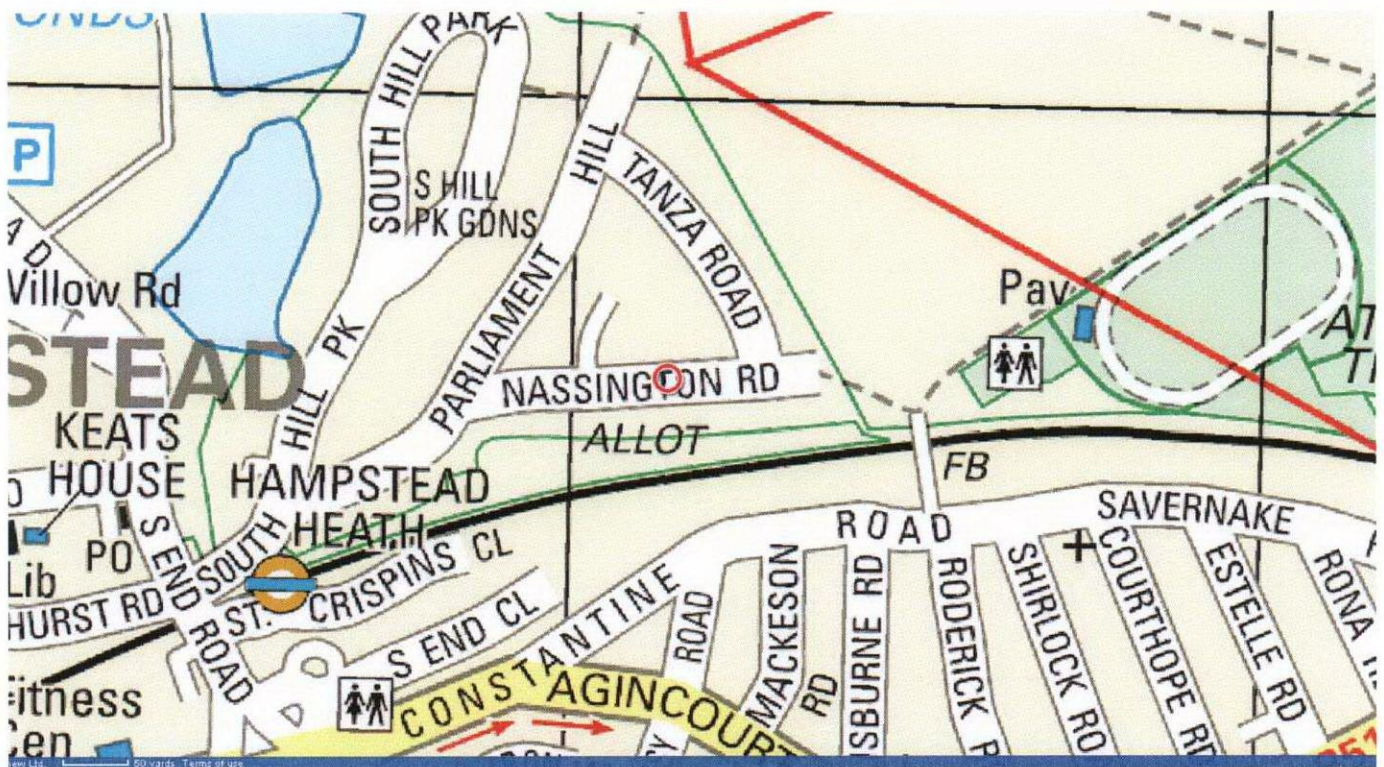
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## 1.1 Location

The site is located in Hampstead, within the South Hill Park Conservation Area and part of the London Borough of Camden. 29 Nassington Road is currently occupied as four residential units located over basement, ground, first and second floor levels.

Nassington Road is entirely residential in character consisting largely of semi-detached brick built properties. The property is well served by most amenities including the Hampstead Heath Railway Station, tube networks, bus routes, parks (including Hampstead Heath and Primrose Hill), schools and shopping facilities in the vicinity of the property.

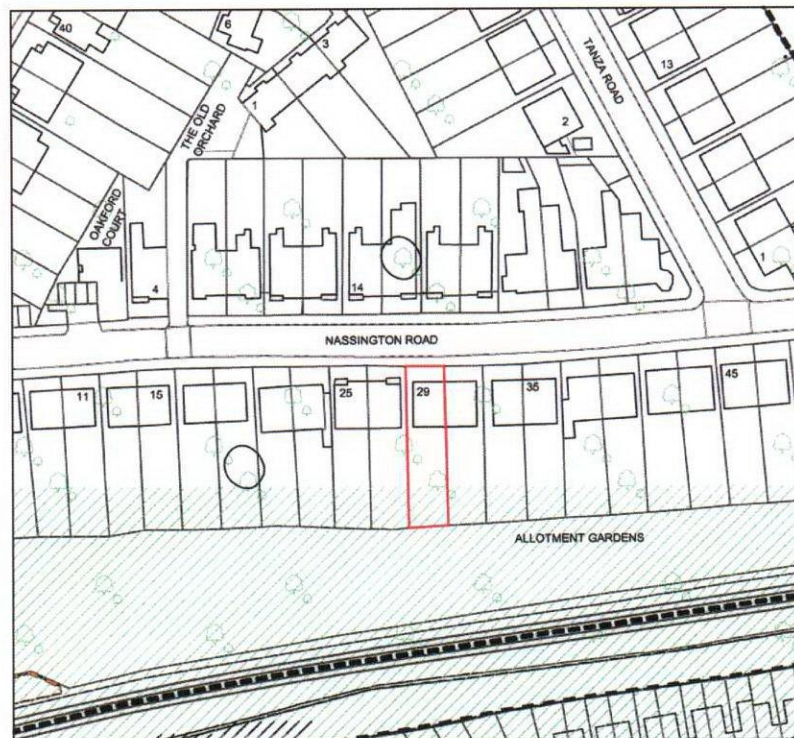


Street Map of Area with site circled in red.





29 Nassington Road, Hampstead NW3 2TX  
Front Elevation (No alterations proposed)



29 Nassington Road, Hampstead NW3 2TX  
Site Location Plan

## **1.2 Use**

The existing site consists of four self contained residential units. Flat 29A and 29B located at basement and ground floor level do not form part of this application.

The proposal is for internal alterations to flat 29C (located at first floor level) and 29D (located at second floor level) to create one three bedroom self contained maisonette dwelling. By combining the two existing units into one maisonette, an enlarged living accommodation and improved layout can be provided while not detrimentally affecting the Conservation Area. The access staircase throughout the building is to be retained as existing. The exterior of the existing structure is also to be retained as existing with no alterations.

## **1.3 Amount & Scale**

The proposal has been designed within the extents of the existing structure therefore the scale of the property will not increase and all existing external features such as windows are to be retained.

Due to the fact the scale and shape of the building will not change, the proposals will not adversely affect the amenity or have any detrimental impact on the daylight or sunlight of any surrounding property.

## **1.4 Layout**

The proposed development will be accessed directly off of Nassington Road. The existing staircase at ground floor level provides access to the proposed residential unit at first and second floor levels.

The proposed living accommodation will be located at first floor level, while sleeping accommodation will be located at second floor level. The enlargement of living space and increase bedrooms allows for a significant enhancement of the internal layout optimizing the potential of this family dwelling.

## **1.5 Landscaping**

The proposal is for internal alterations only, therefore no landscaping has been proposed. The refuse and recycling storage will remain as existing.

## **1.6 Appearance**

The architectural style and size of the buildings in the surrounding area match that of the three storey brick built residential property of the application site. Due to the fact the proposal does not include alterations to the exterior of the building; the proposals will not have any detrimental impact on the street scene or the Conservation area.

## **1.7 Access**

Existing retained pedestrian access will be directly off Of Nassington Road to the front of the property. This will provide access for the existing ground floor flat and proposed flat at first and second floor level. The existing basement flat is accessed at basement level to the side of the semi-detached property. There are no on-site parking spaces. However, street parking bays are provided directly in front of the property.

## **1.8 Lifetime Homes**

Where it has been possible to incorporate the Lifetime Home Standards, this has been achieved with regard to internal arrangement, door openings and flexibility of design.

The 16 points in the Lifetime Homes standards have been addressed as follows:

1. Car parking cannot be enlarged to attain a 3300mm width as there is no on site car parking adjacent to the property.
2. There is no on site car parking facility to the property, therefore the distance from car parking space to the property is not applicable in this instance.
3. The approach to the site entrance is not at street level. There are steps from pavement level to the front door. No exterior alterations are proposed.
4. The property has a covered main entrance. However the entrance does not have level access over the threshold and the entrance is not externally illuminated. No external alterations are proposed as part of this application.
5. Where possible, the stairs within the proposed development will provide easy access with handrails which are positioned 900mm above each nosing. However, the existing communal staircase is to be retained to become the main staircase for the proposed development.
6. All corridors are wider than 900mm and the internal doors have a clear opening wider than 750mm, with the exception of the first floor WC door which is restricted by the existing structure. The clear opening width of the front door to the proposed development is 800mm wide.
7. Existing conditions on site are not appropriate for wheelchair users. There is no lift to access the first and second floor levels.
8. The living room is not situated on the entrance level of the property. The property is located at first and second floor level.
9. A bed-space cannot be achieved at entrance level of the property. The property is located at first and second floor level.
10. The proposed residential unit cannot be accessed via a level threshold at street level.
11. Walls in the bathrooms will be capable of taking adaptations such as handrails.
12. The stair flight between ground and first floor and between first and second floors has 900mm between the handrail and stair wall and there are unobstructed landings at the top and bottom for the provision of a future stair lift.
13. A clear route has, where possible, been provided for a potential hoist from the bedrooms to the bathrooms.
14. Where possible, the proposed bathrooms have been designed to have ease of access and sufficient space has been allowed.
15. The window glazing will remain as existing. However it is currently accessible to operate for a wheelchair user.
16. Switches, sockets, ventilation and service controls are to be positioned between 450mm and 1200mm from the floor so that they can be accessed and operated by all.