

DESIGN AND ACCESS STATEMENT

6 Lissenden Gardens, London, NW5 1LX

April 2010

EXISTING SITE

The site is located on the corner of Lissenden Gardens and Gordon House Road and is currently occupied by a 2-storey building. The ground floor of the building is currently a Kwik Fit garage and the first floor contains office space. The Kwik Fit entrance is on the Lissenden Gardens elevation. Access to the offices is currently via two separate staircases, accessed via two entrance doors next to each other on the Lissenden Gardens elevation. There is a fire escape stair that exists on the opposite corner of the building onto Gordon House Road.



View of Existing Site

The existing building is set back from the pavement on Lissenden Gardens by approximately 6 meters, forming a forecourt in front of both Kwik Fit and the office entrances. The surrounding area is largely residential, with a residential block opposite on Lissenden Gardens and another facing residential block on Gordon House Road, positioned next to a long row of terraced houses.



Residential properties on opposite side of Gordon House Road

Other than the application site, the only other commercial building in the locality is Spectrum house, located next door on Gordon House Road. The two buildings are linked at first floor level, though Spectrum House is now under separate ownership and this link will be closed off under the proposal.



Link between 6 Lissenden Gardens and Spectrum House

RPOPOSAL

The proposed scheme is for the construction of a 2nd floor roof extension above the existing 2-storey building, forming 5 new flats. The 1st floor office space will be re-organised, whilst remaining as offices, and the ground floor Kwik Fit garage will remain as existing. All existing brick walls will be rendered white.



Proposed Elevation

DESIGN STATEMENT

Height and Massing:

The existing two-storey building on the site is surrounded by a number of much higher buildings, both along Gordon House Road and much of the surrounding area. Spectrum House, the neighbouring office block, is three-storeys high and the block of flats directly opposite the site on Gordon House Road (Heathview) is 5 storeys high. Facing the site on Lissenden Gardens is Salcombe Lodge, a five/six-storey block of flats.



Salcombe Lodge, on opposite side of Lissenden Gardens

The existing building appears somewhat squat when viewed in context of its neighbours. By adding an additional storey to the building, it would respond to the more “urban” massing of the area as a whole, and create much needed additional dwellings without altering the employment floorspace.



Existing site in context of surrounding buildings

The houses on Glenhurst Avenue run along the North end of the site and back on to the application site. There is an obscured glazed pitched roof on this side of the existing building set back from the boundary with an area of flat roof in front. The proposed second floor extension will sit above this glazed roof, set back a further 1,6 metres from the edge, so that it is at a distance of approximately 15 metres from the rear of the houses on Glenhurst Avenue. This side of the new extension will be constructed from a “Reglit” obscured glazing system allowing light into the communal corridor for the flats, but preventing over-looking with the houses behind.

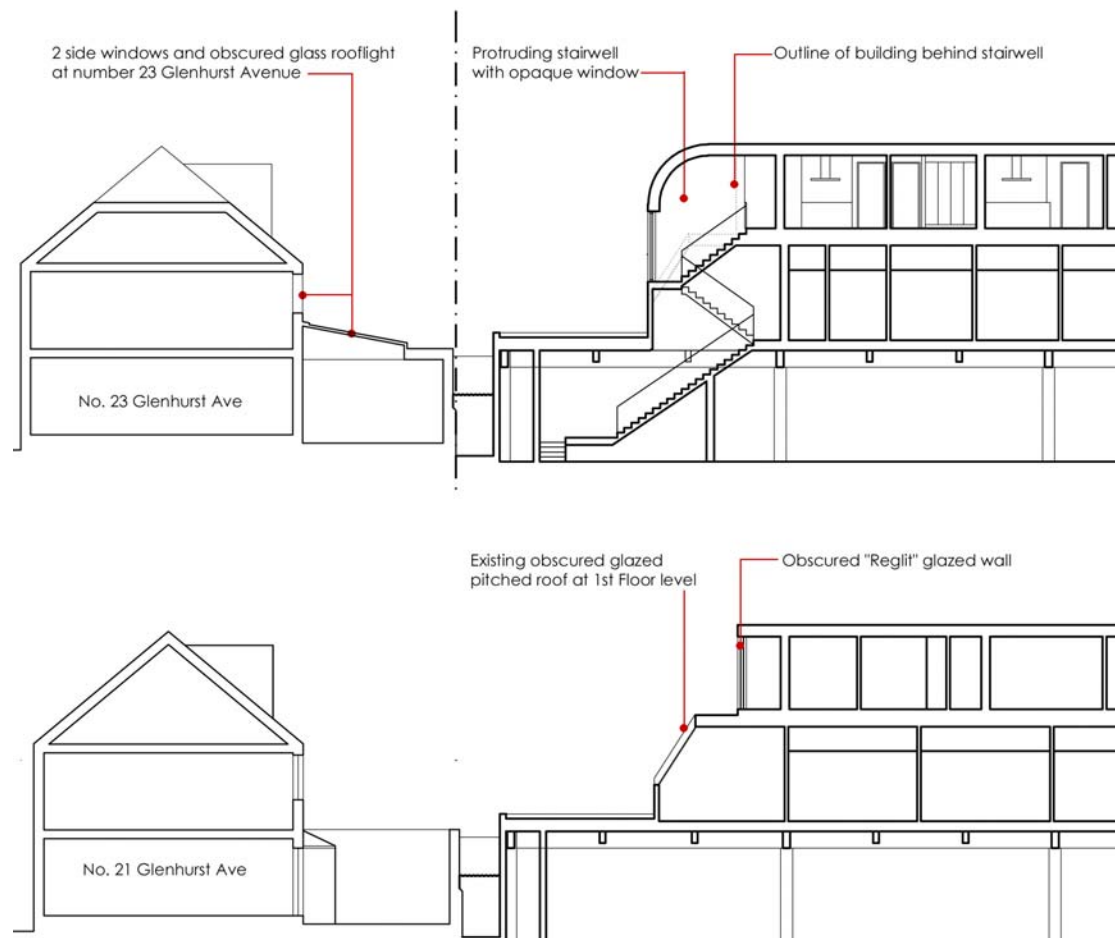


Rear of 23 Glenhurst Avenue



Pitched 1st floor glazing at 6 Lissenden Gardens

The existing staircases on the Lissenden Gardens side of the building will be replaced and altered with one accessing the first floor office space, and the other accessing the residential units. The stairwell will have a curved roof to reduce its impact on the property behind. No. 23 Glenhurst Avenue is an end of terrace house and is orientated out towards the street (with its garden in front of the house). The majority of its outlook is towards Lissenden Gardens and Glenhurst Avenue, as apposed to towards the site. This means that the proposal would have a minimal effect on the house and its outlook.



New Flats:

The new second floor extension is set back from the existing building façade along its two main street frontages. The impact of the roof extension on the street is therefore reduced, whilst space for roof terraces is also provided. The existing brick parapet will be raised along the Lissenden Gardens and Gordon House Road elevations, enclosing the roof terraces and supporting the balustrade handrail.

The flats are all orientated toward the two street elevations, utilising the Southeasterly and Southwesterly outlooks onto Lissenden Gardens and Gordon House Road. Two of the flats are accessed via the entrance next to the office entrance on Lissenden Gardens. The other three flats are accessed from the entrance on Gordon House Road (currently the fire escape from the first floor offices).

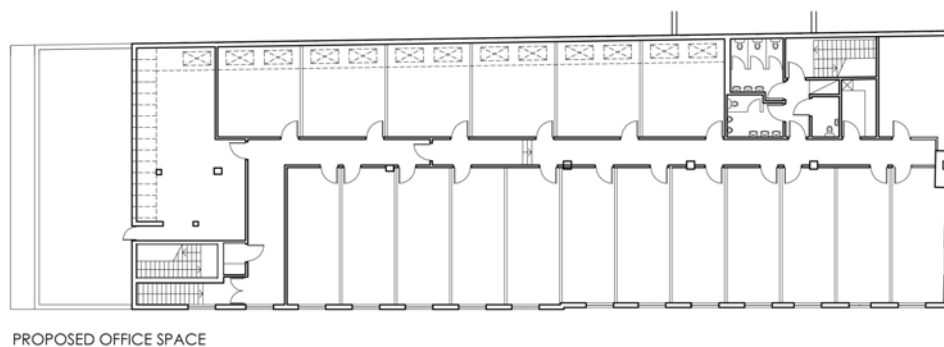
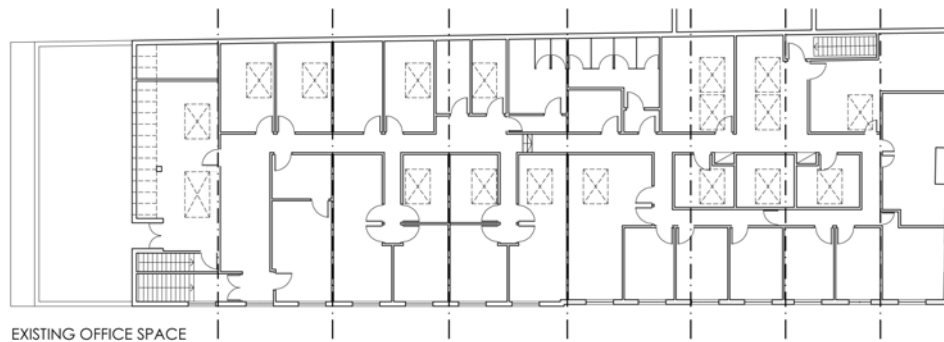


All living rooms face out onto Lissenden Gardens as well as master bedrooms, except for the end flat, which has two bedrooms that look out onto Gordon House Road. This large flat benefits from outlooks towards both Lissenden Gardens and Gordon House Road. The two two-bed flats at the centre of the plan each have a second bedroom on the west of the building, each with obscured glazing to prevent any overlooking issues with Spectrum House next door.

Re-Organised Office Space:

The existing office space is re-organised in order to increase natural light and outlook within the spaces. Currently, only **52%** of office spaces benefit from a window offering an outlook, with the rest relying on rooflights and obscured glazing to receive daylight. The proposed re-organisation of office space will increase this percentage to **60%**, whilst also increasing the overall area of usable office space by approximately 50sqm.

The layout of the office space is simplified somewhat, whilst providing an opportunity for dividing partitions to be installed or removed from their locations in order to offer flexibility in the sizes of individual offices.



Appearance and Materials:

No alterations are proposed to the existing ground floor unit, which is currently a Kwik Fit garage. However, all of the existing external walls of the building will be rendered white, tying together the existing rather patchy street elevations, which at present consist of a mixture of brick and painted brickwork.

Two of the existing entrance doors on the Lissenden Gardens elevation (which will provide access to the offices and to the flats) will be replaced with obscured glazed doors to bring natural light into the entranceways. The existing fire escape door on Gordon House Road will be replaced with a timber door with small canopy, marking it as the entranceway to the three flats above.

As explained, the roof extension will be set back from the main street elevations, reducing any impact on the street scene, and providing outdoor terrace areas to the flats. The existing parapet wall will be raised on the two main elevations and will support a new balustrade handrail at the appropriate height. The parapet will be raised by just over 1m.



Gordon House Road Elevation

The new second floor extension will be clad in timber on the two street elevations. These elevations are divided into bays, which correspond to the rhythm of the existing windows at first floor level. The separation of each bay is defined through the vertical rendered piers that stand out against the timber cladding. Each bay is then subdivided with metal-framed panels that are either glazed doors or windows, or solid timber panels.

ACCESS STATEMENT

Offices:

- Access to and within the proposed office space is to remain as existing.
- The corridors have a minimum width of 1200mm, although most corridors are 1400mm wide.
- The four parking spaces at the front of the office entrance are to be retained, and include one disabled parking space.

Flats: (referring to the 16 Lifetime Homes Criteria, taken from www.lifetimehomes.org)

- Standard 1: The 3300mm parking standard is not relevant as this relates only to houses and bungalows.
- Standard 2: The travel distance from the parking area to the communal entrance door is a maximum of 3m. See drawing PP.01.
- Standard 3: There is a level approach from the parking area to the communal entrance door.
- Standard 4: All main entrances will be illuminated, have level thresholds and be covered with glass canopies. Doors to balconies will also be level access.
- Standard 5: The staircases serving the apartments are designed to be in accordance with ambulant disabled standards. Maximum rise is 170mm, minimum tread is 250mm, with handrails extending 300mm past top and bottom tread.
- Standard 6: Doorway widths meet the minimum requirement. The smallest doorway clear opening is 780mm, and the smallest corridor width is 1050mm. Generally corridors are 1400mm wide as a minimum and clear door openings 840mm. All doors can have 300mm nib to the leading edge.
- Standard 7: There is a turning space of 1500mm in living rooms and dining rooms, and adequate circulation space elsewhere. See diagram below.
- Standard 8: The living room is at entrance level.
- Standard 9: Entrance level bedspaces only refers to houses.
- Standard 10: All flats will have accessible WC's, with 700mm space to one side of the WC and 1100mm in front of the WC. All bathrooms have a separate walk in shower.
- Standard 11: All bathroom walls will be capable of taking adaptations such as handrails.
- Standard 12: Through floor lifts and stair lifts provision applies to houses only.
- Standard 13: The design allows for a reasonable route for a hoist from the main bedroom to the bathroom. See diagram below.
- Standard 14: The bathroom is designed for ease of use. See diagram below.
- Standard 15: Windows in living room are floor to ceiling, satisfying this requirement. Doors will be easy to operate.
- Standard 16: Controls and fittings will be located between 450mm and 1200mm from the floor.

Typical Flat showing Lifetime Homes criteria, door widths, bathroom accessibility, wheelchair turning spaces.

