

5 April 2010

DESIGN AND ACCESS STATEMENT

CHANGE OF USE OF INTEGRAL GARAGE

33 CHESTER CLOSE NORTH
LONDON NW1 4JE

**CHARLES MOSS
ASSOCIATES**

2A Ridge Avenue
Winchmore Hill
London N21 2AJ
Tel.: 020 8360 9313
Mobile: 07973 214 972
Fax: 020 8364 1459
E-mail:
cmossassoc@aol.com

*Building & Structural
Surveying; Commercial &
Residential Architecture;
Project Management*

1.0 DESIGN

Location:

- 1.1 The property is located in Chester Close North being a private street of terraced houses within the Regents Park Conservation area. The property is mid terraced and has neither front nor rear garden space.

Use:

- 1.2 Current and intended use is residential.

Appearance:

- 1.3 The proposed change of use of the garage to a bedroom and en suite shower room will involve minor alterations to the front and rear elevations in which the garage door will be replaced with a window and relocation of an existing adjacent single door. The single door will be replaced with a window. At the front of the property a window will be provided within what is currently a plain section of brick wall.
- 1.4 The alterations proposed will essentially be a replication of previously undertaken change of use works to No. 35 being the adjacent property in which the garage has been similarly converted and the brickwork pieced in to match.
- 1.5 The new windows will match in style and material the existing windows.

- 1.6 The alterations will improve the appearance of the Conservation Area by the introduction of windows to replace a garage door and to replace what is otherwise a featureless brick panel at the front.

Scale:

- 1.7 There are no proposed changes to the footprint or the height of the external elevations of the property.

Landscaping:

- 1.8 The property does not have additional amenity area other than the use of shared amenity on the private estate control over which is not held by the applicant.

2.0 ACCESS

Parking:

- 2.1 The property is currently demised the garage and 2 non designated parking spaces on the private estate. The loss of the garage still enables compliance with the Revised 2006 UDP Appendix 6 C3 parking standards requiring a maximum of 1 car parking space per dwelling and 1 parking space for a cycle per dwelling.

Access During the Works:

- 2.2 During the construction phase there is sufficient space available in front and at the rear of the property to accommodate delivery vehicles.
- 2.3 The two non designated parking spaces on the estate may (if permissible) be used to facilitate parking for tradesmen but principally tradesmen will be expected to use public transport.
- 2.4 Removal of debris during the course of the works will be via plastic debris sacks collected from the property by lorry.
- 2.5 The development has no traffic flow implications for the public highway.

Disabled Access:

- 2.6 The ability for the disabled to access the property will remain unchanged from its current accessibility. However should an occupant require, in the future, modification to facilitate disabled access then this can be provided quite readily and the provision of the ground floor bedroom and en suite will result in minimal modifications being required.
-