

Design and Access statement

Introduction

The proposed development affects only the existing ground floor and basement office suite and consists of two parts:

a) The conversion of the ground floor office to a 2-bedroom self contained flat. The reason for the change of use of the ground floor is due to the fact that the business has shrunk, only 3 people are employed now and the work can be done from the basement part of the office. It is not commercially viable to keep both floors. It cannot be rented as a separate office, as there is vast surplus office space in the Borough. Good quality flats are more needed in the Borough. It should be noted that this is an old property with partial office use and not a new building.

b) The demolition and rebuilding of the existing redundant storage shed occupying the end part of the rear garden for the use of the basement office.

The new shed will be brick built and will infill the space between the existing rear and side boundary walls and abutting the side of the adjacent 3-storey building – 127 Camden Mews. The extension has been designed to be sensitive and sympathetic to its location with its scale and geometry and will have no detrimental effect on the surrounding character of the conservation area of Camden Mews and back of York Way, which consists of mixed use residential and small commercial units e.g. photo design workshop, builder's yard etc. Some of the adjacent properties have extensions occupying the whole length and width of their rear gardens.

The storage room is essential for the use of the basement office as it will lose 50% of its original area.

Amount

The brick built shed is proposed to be single storey with a flat roof not higher than 3.0 m and will not be visible from a public road as it is surrounded by high boundary walls.

Layout

The building is orientated parallel to the rear wall of the main building and is situated in a very large garden with trees flower beds and grassed area.

Scale

The proposed building will occupy only a small part of the rear garden leaving a substantial garden area for amenity space. It is small in comparison to the neighbouring outbuildings, some of which extend to the whole length and breadth of the garden in which they are situated.

Landscaping

There will be some improvements at the rear garden to provide more amenities to the occupants of the residential part of the building.

Appearance

The proposed work has no impact on the street scene as it is situated in the rearmost part of the rear garden and is surrounded on the three sides by high walls. The wall facing materials will be brickwork to match the existing rear walls of the neighbouring buildings and boundary walls. The fenestration will be white matching the existing in size and style. The flat roof will be felted with mineral chippings bedded in hot bitumen.

Access Component

The conversion of the ground floor to residential, will comply as far as is practicable, with the 16 design criteria of the Lifetime Homes Standard:

There is existing adequate car parking in the front area

There is existing stepped access to the ground floor common entrance, consisting of 6 steps with 170 R and 250 G.

The entrances are 900 wide.

There are no internal communal stairs or lifts.

All doorways and hallways are made 900 wide.

There is wheelchair turning circle in the living room and accessible shower and WC.

The flat will be rewired with new accessible switches and sockets Part M compliant.

The front area has adequate parking for 3 cars and the amenities of the rear garden are accessible for all users, the 2 residential flats and the basement office.

There will be level access to the door of the storage building from the rear garden.