

Design & Access Statement for 10 St Marks Crescent London NW1

Design & Access statements requirements		Comments:
DESIGN		
1	<p>Use;</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) St Marks Crescent is a quiet residential street off Regents Park Road Road. It is predominantly large Victorian four storied semi-detached villas, of which No 10 is a typical example. Situated on the North side of the road it backs onto the canal at the lower ground floor level. It is in the Primrose Hill Conservation Area but is not listed.</p> <p>The property is currently configured as a four bedroom, three bathroom house with four reception rooms albeit in a rather shabby condition.</p> <p>The proposal is to upgrade the property retaining the original character of the building but to open up the lower ground floor with access to the rear North West facing garden and canal.</p> <p>b) N/A Existing use unchanged</p> <p>c) The location of the site close to public transport (bus stops & over ground railway station, in Regents park Road & Camden Town station (Northern Line) within 10 mins walk. Also close to established community and retail outlets in Primrose Hill and on Camden High Street.</p> <p>As a period multi-storey residential building it is best suited for its purpose, namely family living and is not ideal for the disabled.</p>
2	<p>Amount:</p> <p>a) Show that the amount of development planned takes into account how much development is suitable for the site</p>	<p>a) The proposal is to reinstate the original house as it was designed though the servants quarters will be used by the family with modern equipment.</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>b) We do not anticipate major changes on this issue.</p> <p>c) N/A – this is a household application</p>
3	<p>Layout:</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 & aspect unchanged.</p> <p>b) There is a full flight of steps down to the lower ground floor and one to the raised ground floor front door. This is unchanged.</p> <p>c) The site arrangement remains unchanged.</p> <p>d) N/A</p> <p>e) N/A</p>
4	<p>Scale:</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>c) Pictures</p> <p>d) Explain how the design considers the balance of features such as</p>	<p>a) Please refer to drawings 1208.01-09, 11-19</p> <p>b) N/A</p> <p>c) Please refer to photo sheet 1108.00</p> <p>d) Please refer to drawings for sizes and design of the windows & doors which are</p>

	doors, windows and detailing for example window cill height and door widths.	mostly unaltered
5	<p>Landscaping:</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) The proposal does not alter the existing arrangement except to increase the size of the rear terrace and make it better connected to the living space</p> <p>b) As above</p> <p>c) Paved area and limited amount of planted area means easy maintenance & management</p> <p>d) See b) & c)</p> <p>e) The proposed design will provide improved access and easier use for disabled or older people.</p>
6	<p>Appearance</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>a) All original features are retained and overhauled except for where new openings are to be made and these will be treated with modern materials. Eg the sliding folding doors & new windows at lower ground will be dark grey powder coated aluminium double glazed and properly sealed etc.</p> <p>b) The new work does not try to copy the style of the main house, however some materials are intended (aluminium and glass) in simple forms to distinguish what is new and old.</p>

	<p>c) Pictures of what the scheme would look like</p> <p>d) Explain how the person applying has considered the effects of time on the appearance of the scheme.</p>	<p>c) Please refer to drawings and photo sheet.</p> <p>d) All the intended materials are of easy maintenance and the change of appearance will be minimal</p>
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ACCESS		
7	<p>Vehicular and transport links:</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 are proposed to entrance areas. However proposals include new family bathroom and cloak rooms at each level</p> <p>d) N/A</p>
8	<p>Inclusive access</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 main house.</p> <p>b) N/A</p>

Lifetime Home Statement

Lifetime Home requirements		Comments:
	DESIGN	
1	Car Parking; Where car parking is adjacent to the home it should be capable of enlargement to 3.3 m width.	As existing on street parking on either side of road.
2	Access from Car Parking; The distance from the car parking space to the home should be kept to a minimum and should be kept level etc	As existing from back of pavement two steps up to front door.
3	Approach; The approach to all entrances should be level or gently sloping.	The existing Victorian house has two steps to the front door.
4	External Entrances; The approach should be illuminated, have level access over the threshold and have a covered entrance.	The existing house already has this feature.
5	Communal Stairs; Communal Stairs should provide easy access and where homes are reached by lift it should be full accessible.	Not applicable (no communal stairs).
6	Doorways and Hallways; Width should meet part M, ie 900mm clear opening to hallway and 800mm to rooms.	The existing house has 850mm front and 760mm internal doors already and it is not proposed to alter these.
7	Wheelchair accessibility; There should be space for turning a wheelchair in dining areas and living rooms and adequate space for circulation elsewhere.	The existing on four floors is not suitable for a wheelchair user.
8	Living Room; The living room should be at entrance level.	The existing house already has its living room two steps up from the entrance.
9	Two or more storey requirements;	

	There should be space at entrance level that could be used for a spare bed space.	This is possible.
10	WC; In houses with three bedrooms or more there should be a wheelchair accessible toilet with possible shower provision.	The existing house already will have a WC twosteps down from ground level but restricted in size.
11	Bathroom and WC Walls; Walls should be capable of taking adaptations such as handrails..	The existing Victorian is solidly built and will be adaptable for these purposes.
12	Life Capability; The design should incorporate the provision for a future stair lift and suitably identified space for a through the floor lift.	The existing house could be adapted to meet these requirements in the future with difficulty.
13	Main Bedroom; The design and specification should provide a reasonable route for a potential hoist from bedroom to bathroom.	The proposed alterations to the house will provide this capability but on the second floor.
14	Bathroom Layout; The bathroom layout should be designed for ease of access to the bath WC and basin.	The house will have easily accessible fittings.
15	Window Specification; Living room glazing should begin no higher than 800mm from the floor and windows should be easy to open/operate.	The existing Victorian house has existing windows that are mostly 850 mm above floor level.
16	Fixtures and fittings; Switches, sockets ventilation and service controls should be at a height useable by all (450 -1200mm).	The new improvements will meet this standard.