

Design & Access Statement

6 January 2009

38 Cotleigh Road London NW6

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) This south facing terrace house is situated in an elegant late Victorian Terrace that rises fairly steeply from Kingsgate up to West End Lane.</p> <p>The property is currently configured as a four bedroom house, with two bathrooms has a small front area up steps and a very small garden which facing North receives little or no sun.</p> <p>The proposal is to make a roof terrace at third floor level over the back extension in place of the slate roof surrounded by a 1700mm high parapet wall so that nothing can be overlooked from it</p> <p>b) N/A Existing use unchanged</p> <p>c) The location of the site close to public transport, bus and tube stops in West End lane and. Also close to established community and retail outlets in West Hampstead and Kilburn High Road.</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 add only a terrace at high level at the back so that the impact will be minimal, there will be no overlooking as the pitched roof will be replaced with a 1700mm high brick perimeter wall.</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) No change</p> <p>c) Not applicable</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 of 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 &amp; aspect unchanged.</p> <p>b) The existing staircase will simply be extended up another half level enclosed in a dormer construction.</p> <p>c) The site arrangement remains unchanged a simple lean-to slate roof is replaced with a perimeter wall so the enclosed volume of the house is reduced and the proposal is Permitted Development</p> <p>d) Overlooking could have been a problem but this is overcome by surrounding the terrace with 1700mm matching brick wall.</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>a) Please refer to drawings 1052.51-58 &amp; 63-68</p> <p>b) By keeping below the roof ridge height the impact is minimal.</p> <p>c) Please refer to photo sheet 1052.</p>

	d) Explain how the design considers the balance of features such as doors, windows and detailing for example window cill height and door widths.	d) Please refer to drawings for sizes and design of the windows and doors which will be double glazed aluminium powder coated to match the existing at ground level.
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) &amp; 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) n/a</p> <p>b) n/a</p> <p>c) The roof will be decked with treated hardwood</p> <p>d) n/a</p> <p>e) n/a.</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>c) Pictures of what the scheme would look like</p>	<p>a) The brick extension will be extended up in matching second hand London stocks.</p> <p>b) The new work matches the style of the existing house.</p> <p>c) Please refer to drawings.</p>

	d) Explain how the person applying has considered the effects of time on the appearance of the scheme.	d) All the intended materials are of easy maintenance.
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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.</p> <p>d) NO change</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 will be retained.</p> <p>b) N/A</p>

## Lifetime Home Statement

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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, Residents Parking in the street in front of the house at ground floor level.
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	Could hardly be better.
3	Approach; The approach to all entrances should be level or gently sloping.	The existing house already has this feature from the garden but is up steps from the street but this cannot be altered.
4	External Entrances; The approach should be illuminated, have level access over the threshold and have a covered entrance.	The existing house already has an illuminated entrance but cannot have level thresholds because of the steps.
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 760mm 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 house is on four storeys and is not suitable for disabled access.
8	Living Room; The living room should be at	The existing house already has its living

	entrance level.	room at entrance level.
9	Two or more storey requirements; There should be space at entrance level that could be used for a spare bed space.	This is not possible without sacrificing part of the original reception room.
10	WC; In houses with three bedrooms or more there should be a wheelchair accessible toilet with possible shower provision.	Not possible due to the staircase.
11	Bathroom and WC Walls; Walls should be capable of taking adaptations such as handrails..	The existing house already has this feature and the new floor will also be provided with it, though at third floor level it unlikely to be used.
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 cannot be adapted reasonably to meet these requirements.
13	Main Bedroom; The design and specification should provide a reasonable route for a potential hoist from bedroom to bathroom.	The house will have this capability.
14	Bathroom Layout; The bathroom layout should be designed for ease of access to the bath WC and basin.	The house will have this capability.
15	Window Specification; Living room glazing should begin no higher than 800mm from the floor and windows should be easy to open/operate.	This house meets this requirement.
16	Fixtures and fittings; Switches, sockets ventilation and service controls should be at a height useable by all (450 - 1200mm).	N/a The house has been converted in the past and does not meet this standard .