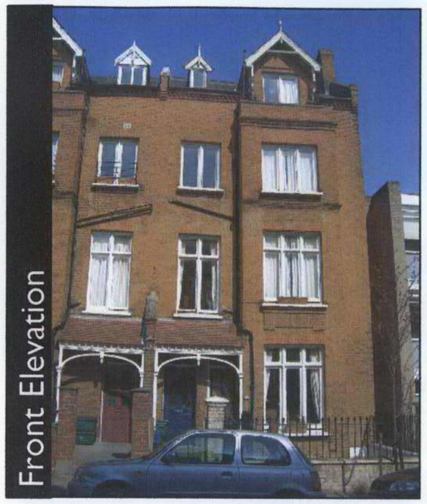
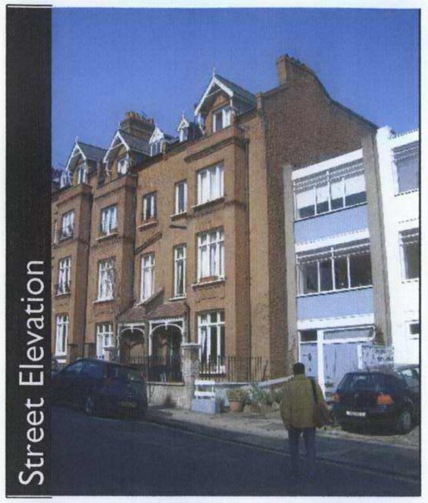
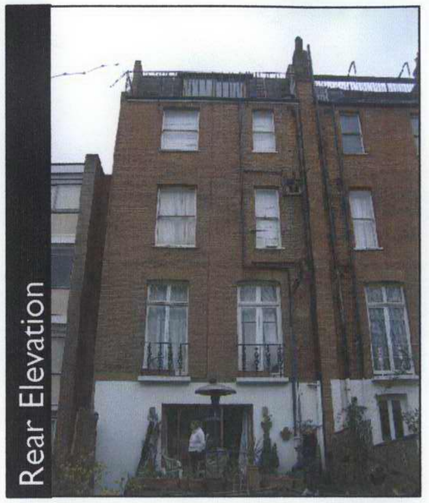
1.0 DESIGN AND ACCESS STATEMENT

METROPOLITAN
DEVELOPMENT
CONSULTANCY


Front Elevation

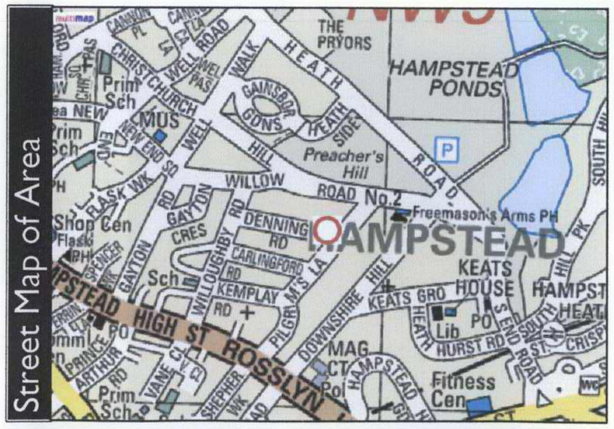

Street Elevation

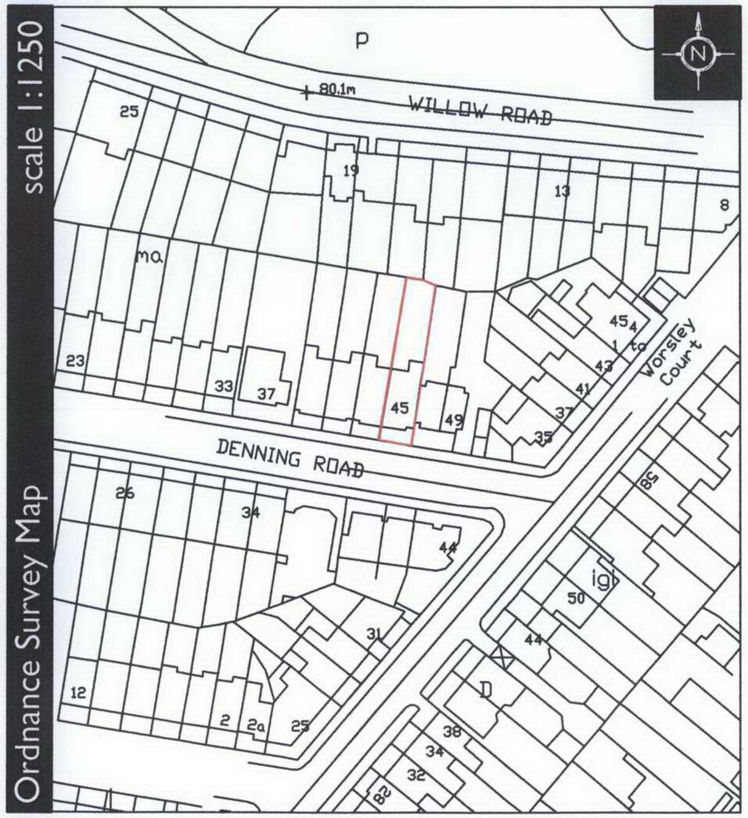

Rear Elevation

1.1 Location

The property is located in the London Borough of Camden in Denning Road, a predominantly residential road, characterised by brick built Victorian terraced houses. 45 Denning Road is currently a single family dwelling house and the proposals are to construct useable lower ground and basement levels and to renovate the building.

The property is well served by most amenities including the underground, bus routes, parks and neighbourhood shopping, all of which are within convenient walking distance.





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1.2 Use

The 45 Denning Road is an currently a single family dwelling house in a predominately residential area.

Access to 45 Denning Road is directly off Denning Road. The proposals are to enlarge the smaller dormer window to match the dormer of the adjacent property, 43 Denning Road, and to construct an extension to the rear of the property on the lower ground floor and basement levels, with sunken lightwell courtyard, with the access remaining directly off Denning Road. The proposed house will benefit from the incorporation of the sunken courtyard at the rear of the property, which will increase the amount of light and ventilation to the property and to improve the outlook to the proposed internal rooms.

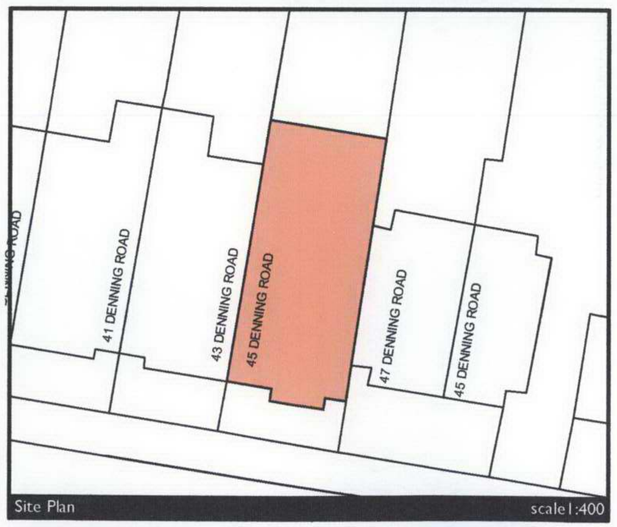

Street Elevation


Existing Dormer Window


Existing Rear Elevation

1.3 Amount

The footprint of the existing building governs the size of the proposed development. The proposals will not adversely affect the amenity to any neighbour, and the low level nature of the proposed development will avoid any detrimental impact on the daylight or sunlight to any of the surrounding properties or gardens. The proposed basement level development by virtue of its scale and detailed design will compliment the surrounding buildings. The contemporary design and materials have been selected to provide a contrast to the surrounding buildings. They have also been specified as they will compliment the character and appearance of the area.



Site Plan scale 1:400

1.4 Layout

The proposed development will be accessed directly off the public footpath.

The sunken courtyard at the rear of the property serves to improve daylight and ventilation to all rooms, outlook and amenity space.

The vertical circulation within the building is provided by a centrally located staircase which provides access to all levels. The position of the staircase provides well sized rooms throughout the building which are easily accessable for everyone from the centrally located hallways and staircase.

1.5 Scale

The small change to the façade to enlarge the smaller dormer window will serve to enhance the overall appearence of the street scene and has been designed to compliment the surrounding properties. The design for the proposals has taken into consideration the need for improved daylight, ventilation and outlook by the means of introducing a sunken courtyard to the rear of the property. The low level nature of the design for the basement level ensures the proposed development has no detrimental impact on the daylight and sunlight to surrounding properties.

1.6 Landscaping

The sunken courtyard at the rear of the property will improve daylight and ventilation to all rooms, outlook and amenity space.

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1.7 Appearance

Due to the nature of the design, a majority of the proposed works are mainly contained within the site and not visible from surrounding properties and there will be minimimal impact on the street scene.

The proposed glazed external doors will be polyester powder coated aluminium screens to maximise natural daylight and ventilation to the rooms within the building.

Existing Pavement Facade

1.8 Access

The proposed development will only be accessed directly off the public footpath.

There is no vehicular access specifically serving the site, however there is kerbside residents parking on the road, which is adjacent to the site.

1.9 Lifetime Home Standards

Where it has been possible to incorporate the Lifetime Home Standards, this has been achieved particularly with regard to internal arrangement, door openings and flexibility of design.

The new accommodation will utilise sustainable energy efficient lighting, a condensing type gas fired boiler and double-glazed windows to achieve a U-value of 1.8. External walls and roofs will be fully insulated to the latest requirements.

The Lifetime Homes standards have been addressed as follows:

- The main entrance will have a covered porch area, ample illumination, and level access over the threshold
- All corridors will be a minimum width of 1050mm.
- All doors will have a minimum clear opening of 775mm.
- Turning spaces of 1500mm have been provided in living/dining areas.
- The living room is situated on the entrance level of the property.
- Walls in bathrooms and toilets will be capable of taking adaptations such as handrails.
- The staircase has been designed with unobstructed landings at the top and bottom to accommodate the provision of a future stair lift. Handrails will extend 300mm beyond the top and bottom step and will be set 900mm from each nosing.
- A clear route has been provided for a potential hoist from the main bedrooms to the bathrooms.
- The bathrooms have been designed to have ease of access and sufficient space has been allowed.
- The living room window glazing begins at floor level and is easily accessible to operate for a wheelchair user.
- Switches, sockets, ventilation and service controls are positioned between 450mm and 1200mm from the floor so that the can be accessed and operated by all.