

**Design and Access Statement (DAS) for Rear Extension**  
**At 210 Kentish Town Road, London, NW5 2AD**

26 MAR 2007

**1. Intro**

- 1.1 This DAS accompanies an application for 2 no. self-contained flats at the rear of 210 Kentish Town Road, London, NW5 2AD. The DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended).
- 1.2 As this is a proposal for a two-storey rear extension, some aspects such as the social and economic context are of limited applicability.

**2. Design Principles and Concepts**

- 2.1 The proposed development will cover a gross area of 98m<sup>2</sup> at the rear of the site. The area to be developed upon is currently vacant and in a dilapidated condition. It provides an easy means for fly-tipping and dumping of rubbish, and currently acts as a good concealment to drug use and other criminal activities. The proposed development will, therefore, be of benefit to the neighbouring properties and will vastly improve the look of the area.
- 2.2 The ground floor flat entrance approach is designed with a ramp and recessed doorway for ease of access by wheelchairs, prams or trolleys.
- The first floor flat's only means of access is via communal stairs and a set of stairs which are lined to the first floor level concourse. If required, the development can include the installation of handrails.
- 2.3 Both first floor and ground floor are designed with front door entrance doors with a minimum opening of 900mm, which takes account of the frame and door thickness. Additionally, the ground floor flat's front entrance is designed with a low threshold entrance for easy access by wheelchairs.
- 2.4 The proposed façade of the two-storey extension has been designed inline with a mews building located in a conservation area. With a pitched roof and brick facing elevation, the new extension conforms with the surrounding area.

### **3. Access**

#### **3.1 Access to Transport Network.**

- 3.1.1 The site is located within the built up area of Kentish Town on Kentish Town Road. It is well located for pedestrian access to facilities, such as convenience stores, local schools, public open space, and a doctor's surgery.**

**In all cases there is no steep gradient or major roads to cross, giving good accessibility to all in the community.**

- 3.1.2 Public Transport is well provided for in the locality. There is a bus stop directly outside the front of the property. Kentish Town Underground Station is also located within close proximity (approx. 150m). The public transport service gives access to employment and shopping facilities as well as evening entertainment.**

- 3.1.3 The location of the site is sustainable and has good provision for means other than the car.**

- 3.1.4 As this application is only for a two-storey rear extension, reference to wider consultation in the regulations is not applicable.**

**LIFETIME HOME STANDARDS**

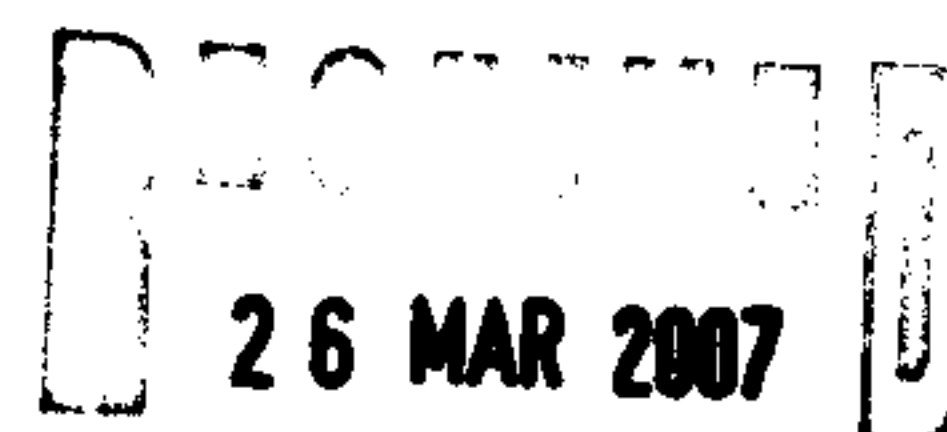
**COMMENTS IN RELATION TO  
210 KENTISH TOWN ROAD, NWS**

1) Car Parking

Not applicable.

2) Access from Car Parking

Not applicable.



3) Approach

The approach to the ground and first floor flat is gently sloping and is designed with a ramp of gradient 1:20. (Plan 6424A/A5 & A6).

All pathways are a minimum of 900mm wide.

4) External Entrances

The entrances to both flats will be illuminated and have level access over the threshold.

The threshold upstands to both entrances will not exceed 15mm.

The entrances to both flats will be covered.  
(Plan 6462A/A5 & A6).

5) Communal Stairs & Lift

**Communal Stairs**

The maximum rise is 170mm (approx. 163mm).  
(Plan 6462A/A9).

The minimum going is 250mm (approx. 300mm).  
(Plan 6462A/A9).

The handrail extends 300mm beyond the top and bottom step.

Handrail height is 900mm from each nosing.

**No Lift**

Not applicable.

- 6) Doorways & Hallways
- Front Door: Both doorways leading to both flats provide a clear opening width of 900mm with a 300mm nib at the side of the leading edge of the doors on entrance level.  
(Plan 6462A/A5 & A6).
- Internal Doors: Clear opening width of a minimum of 900mm.  
(Plan 6462A/A5 & A6).
- 7) Wheelchair Accessibility
- There is sufficient space in the dining area and living room for turning a wheelchair in both flats, a minimum turning circle of 1500mm has been provided in the dining areas and living room.  
(Plan 6462A/A5 & A6).
- 8) Living Room
- The living room is at entrance level in both flats.
- 9) Entrance Level  
Bed Space
- Not applicable.
- 10) Entrance Level WC  
and Shower Drainage
- Not applicable.
- 11) Bathrooms and  
W.C. walls
- The walls in the bathroom and W.C of both flats are capable of taking adaptations such as handrails.
- 12) Stair Lift /  
Through-Floor Lift
- Not applicable – External staircase.
- 13) Tracking Hoist Route
- There is sufficient space between the main bedroom and bathroom of both flats for a potential hoist.  
(Plan 6462A/A5 & A6).

- 14) Bathroom Layout
- Both bathrooms have been designed for ease of access to the bath, W.C and wash basin. Sufficient space is provided so that a wheelchair user can conveniently use the bathroom and gain side access to the W.C.
- To be shown on working drawings.  
(At present Plan 6462A/A5 & A6 do not show this but the working drawings will).
- 15) Window Specification
- The living room window glazing in both flats begins no higher than 800mm from the ground floor.
- To be shown on working drawing.
- 16) Controls,  
Fixtures & Fittings
- All switches, sockets, ventilation and service controls will be positioned at a height of between 450mm and 1200mm from the floor; in all rooms serving both flats (including kitchen and bathroom).
- To be shown on working drawings.