0309

47 LAURIER ROAD

PLANNING APPLICATION

DESIGN & ACCESS STATEMENT

Background
The proposal for 47 Laurier Road is for a single family detached 2-storey, two bedroom residence, which will replace the existing single family residence, which is presently situated on the site.

Intent
The intention throughout the design process has been to make the house accessible in line with local planning policy and current regulations.

Sources of Guidance
Our main source of reference has been the Approved Document to Part M of the Building Regulations, 2004 (Part M), the "Design and Access Statement" document published by CABE, the Camden Local Development Framework documentation. In addition we have developed these proposals with Planning Consultant, Sarah O'Conner.

Site
The scale and layout of the new design echoes the L-shape form of the existing buildings. The L-shape layout permits good sunlight and daylight into the building throughout the day. Also, the volume of the building remains largely within the volume of the existing building. In addition, the L shape layout creates a private courtyard to the front of the building, which functions as a hard-landscaped outdoor area for the residents, as well as a transitional space from street to home.

Materials, External
Generally the materials for the development are made up of traditional materials: brick, wood, slate, glass, render. All materials have been carefully selected to suit the character of this conservation area, the intention being that the finished house will sit comfortably within its surroundings.

Car Parking
Car parking for the property is situated on Laurier Road itself. As such, there are no parking spaces on the site itself, however residents are provided with permits, which will allow them to park on the street. The adjacent pavement is wide, firm and level with dropped kerbs.

Approach
It is proposed that the site is be bounded by a brick wall, to match the garden walls of adjacent properties. Access to the courtyard would be gained via a timber gate located in the middle of the garden wall to the north of the site. The gate has a generous clear opening in excess of those required by Part M.

The route from the parking space via the pavement into the courtyard is clear and unobstructed. There is a small concrete ramp at the gate, that has been designed in line with the recommendations of Part M. It is approximately 1.2 metres long, 950mm wide, and has a gradient less than 1:12.

Entrance
It is proposed that the main (and only) entrance to the house be from the courtyard via a timber door located in the east facing façade. The clear opening width of the main entrance door from the courtyard into the abode is 850mm, with a 300mm nib to the side of the leading edge, and the threshold to this door is less than 15mm.

Materials, Internal
It is proposed that internally materials echo those of the exterior: concrete, glass, timber, white matte lacquer, plasterboard, plaster.

Habitable rooms
All the habitable rooms of the house except the study are at entry (ground) level. The ground floor will be finished with a firm, hard concrete throughout. All internal doors have a clear opening of 750mm. Living room, dining and kitchen have been arranged in such a way as to permit a turning circle of 1500mm or a turning ellipse of 1700mm x 1400mm, in line with Part M. The living room would also be suitable for use as a bed space if necessary.

There is a small study area at first floor level, which is accessed via a timber stair which has a 900mm clear distance between the stair wall and the edge of the opposite handrail/balustrade. At the top and bottom of the stair there are unobstructed landings.

WC
A WC is located adjacent to these living spaces which has adequate provision for access and use by people with disablities. Horizontal circulation between kitchen, living room, dining room and accessible WC is never less than the widths set out in Approved Document to Part M (2004)

Control, fixtures and fittings
Control, fixtures and fittings, switches, sockets, ventilation and service controls throughout the entire house will be mounted at a height usable by all (i.e. between 450mm and 1200mm from the floor).