

Design & Access Statement for 52A Downshire Hill London NW3 IPA

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) Downshire Hill is a quiet sought after residential area of Hampstead, connecting Rosslyn Hill and Hampstead Heath. The property is a converted basement flat. It is a four storey detached house built in circa 19th Century located between the police station and the listed semi detached houses. It is in Hampstead Conservation area' but is not listed.</p> <p>The flat will be retained as one bedroom but will include level access to the garden by combining the existing window and a door into one opening with three sliding folding type doors.</p> <p>b) N/A Existing use unchanged</p> <p>c) The location of the site close to public transport (bus stops, Hampstead/Belsize Park stations (Northern Line) within 10 mins walk. Also close to established community and retails on Hampstead High Street.</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>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>a) The proposals do not increase in accommodation space.</p> <p>b) We do not anticipate any 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</p>	<p>a) N/A orientation, entrance position & aspect are unchanged.</p> <p>b) There are ten steps down to the front area and a step up to the front door. These will be unchanged. There are no level changes within the flat.</p> <p>c) The proposal includes opening up front and rear rooms to maximise the day light also by making larger opening into the garden on the rear wall, rooms will benefit from the view out to the garden.</p> <p>d) N/A</p>

- 9 MAR 2007

	<p>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>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 doors, windows and detailing for example window sill ht and door widths.</p>	<p>a) Please refer to drawings</p> <p>b) N/A</p> <p>c) Please refer to photo sheet 1015.00 for existing site photos</p> <p>d) Please refer to drawings for sizes and design of the windows & doors.</p>
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) Will the planned landscape design 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 includes raising the garden to be level with internal finished level, also creating low walled planting area will make is easy to define and look after the plants.</p> <p>b) Simple garden layout of maximum paved area will accommodate flexible use of limited garden space also does not interfere with the rest of the deign</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 (increased levelled area) for disabled or older people. Garden pavement slabs will be of non slip type finish</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>a) Any works to the brick work will be carried out by using matching brickwork while new openings (i.e. doors and windows) are fitted with more contemporary materials such as powder coated aluminium, painted steel beam, double glazed glass for improved thermal performance also easier maintenance. No external changes are proposed to the front windows. Store door under the</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>d) Explain how the person applying has considered the effects of time on the appearance of the scheme.</p>	<p>steps will be replaced with a similar timber door in painted finish.</p> <p>b) The new modification do not try to copy the style of the main house, however same materials are intended (brickwork and glass) in simple forms to distinguish what is new and old.</p> <p>c) Please refer to drawings.</p> <p>d) All the intended materials are of easy maintenance and the change of appearance will be minimal</p>
	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 change to the entrance door. All the floors are level inside the flat and to the garden.</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) Who 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) All the floors are level inside the flat and to the garden.</p> <p>b) N/A</p>