

26 NORTH VILLAS, LONDON NW1

DESIGN & ACCESS STATEMENT
FOR DETAIL PLANNING APPLICATION REGARDING
CHANGE IN USE OF EXISTING DWELLING HOUSE
TO 3 SELF CONTAINED FLATS.

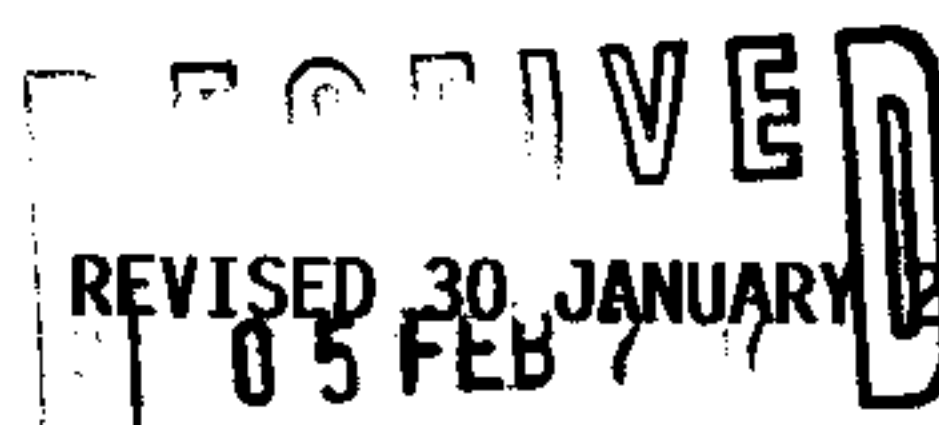
Architect's Drawing nos: 223/1 & 2 EXISTING
223/3 & 4 PROPOSED

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ARCHITECTURE · PLANNING

1. This design and access statement is prepared in support of the above application which is located in the Camden Square Conservation area. The existing building is not listed.
2. The existing building is a 4 storey end of terrace house with a pitched roof. It is currently vacant and is in a dilapidated state both internally and externally. In its current state, the building is a security risk to the neighbouring houses whose rear gardens adjoins the rear of this building.
3. The above application is to retain and refurbish the existing building/ house with internal alterations to convert it into 3 self contained flats. Apart from including a single storey rear metal stair to the garden and enlarging 2 rear windows - W1 & W2, there are no external alterations to the elevations and roofs. The proposed rear windows at lower ground (W1) and ground (W2) floors are to be constructed in timber to match the existing windows. A small metal framed obscure glazed panel measuring 1.0M Wd x 1.5M H is proposed to the existing brick boundary wall to minimise overlooking to the adjoining house, No. 25 North Villas.
4. The above proposal will provide a mix of residential accommodation ranging from a 3 bed family garden maisonette, a 2 bed top floor maisonette and a 1 bed flat at first floor. The internal floor areas are of generous proportions including storage and bedroom sizes to comply with the council's SPG standards. The proposed layouts are also vertically stacked at party floors to minimise noise disruption.
5. If required, the applicant is prepared to accept a Section 106/ legal agreement for a 'car free' scheme to the 2 additional units.
6. The main entrance to the existing building at ground floor is elevated by 11 steps from the street pavement. This is a common feature of raised porch entrances to the properties along this terrace(s). The internal staircase will be retained as a common stair for the upper floor flats B & C. Disabled access can be accommodated to the lower ground floor flat A where the toilets, bathrooms and bedrooms are located at garden level.
7. 5 copies of this statement is provided to accompany the above above detail planning application submitted on 05 JANUARY 2007.

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05 JANUARY 2007



REVISED 30 JANUARY 2007 (ADDITIONAL PAGE 2)

ADDITIONAL ACCESS STATEMENT (REVISED 30 JANUARY 2007)

8. A ramp has been incorporated to the lower ground floor street patio and rear garden. Refer to drg. no: 223/ 3A. This will provide level access for disabled or wheelchair user to both the lower ground floor rooms and rear garden to Flat A in accordance with Approved documents Part M. All internal corridors are to be 900 mm wide with minimum of 800 mm wide clear width(s) to doorways for wheelchair access.
9. The proposed layouts to Flats A, B & C are designed where practically feasible to Lifetime Homes standards. This includes the following details:
 - a. Floor gulley drainage to all bathrooms and accessible toilets to provide for future fitting of level access showers.
 - b. 300 mm manoeuvring space beyond the edge of all entrance doors and internal doors.
 - c. Details such as electrical points, switched and controls including openable windows etc. are to be located at low level (wheelchair reach) in accordance with Approved Documents Part M.
10. Revised drawings including 223/2A, 3A, 4A ,5 & 6 (New drawings) are attached to this report as requested by LB Camden's letter 16 January 2007.

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