

Design and Access Statement

The Studio, 126 Greencroft Gardens, London, NW6 8PJ

July 2014

Drafted with reference to:

CABE (2006), 'Design and Access Statements – How to write, read and use them', London
www.cabe.org.uk/AssetLibrary/8073.pdf

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Introduction

This design and access statement is intended to accompany a planning application for the replacement of a two storey building by a similar building. Provision of glazed link to remainder of flat at The Studio, 126 Greencroft Gardens, London, NW6 3PJ.

1 Context

The Studio, 126 Greencroft Gardens is located in the area of South Hampstead in the London Borough of Camden.

Site layout – the property is a ground floor flat and set within gardens to the north.

2 Design Principles

Brief description of proposals: The proposals involve the removal of a two storey studio and its replacement with a similar structure built to current thermal requirements. A glazed link is proposed between the two elements of this flat.

Uses: The existing building is a residential dwelling and it will remain such.

Scale: The proposed additional floor area is approximately 20m² (GEA) created mainly by the introduction of the glazed link building.

Landscaping: The existing landscaping will be retained.

Appearance: The proposed building will use materials to match the existing property, and the replacement of a felt roof by a slated roof.

3 Access Principles

Vehicular and transport links: The site already has the benefit of an on-street parking permit.

4 Design Solution

The proposals seek to address a specific need of the applicant to upgrade the thermal requirements of the building and to create a building in sympathy with the existing.

5 Access Solution

Access to existing facilities on the site has been maintained. Access to new facilities is intended to comply with guidance in the Building Regulations approved documents part M, 2005.