

27A Agar Grove London NW1 9UG

Design and Access Statement

submitted with planning application dated 09.02.2012 for the conversion and extension of existing garage structure



Front elevation (facing Agar Grove)



West elevation



Relationship to 27 Agar Grove

Design Process

The existing building is a large double garage formerly attached to 27 Agar Grove but which is now demised separately.

The proposal is to add an additional storey onto the garage which will appear as a sloping pitched roof to the rear and a flat-fronted first floor elevation facing Agar Grove. In addition a set back infill side extension is proposed adjoining 27 Agar Grove.

The purpose of the works is to create a self-contained

The garage is in the Camden Square Conservation Area

Use

The proposal is for change of use from garage ancillary to residential to full residential. The proposals provide for the creation of a 2-bedroomed self-contained single family dwelling house.

Scale

The proposed extensions are modest in scale. The resultant elevation facing Agar Grove will be 2 storeys in height compared to 27 Agar Grove adjacent which is 3 ½ storeys in height with pitched roof over. From Agar Grove therefore the proposed dwelling would still read very much as a subservient element to the 'main' building.

There are no issues of overshadowing or loss of daylight or sunlight to adjoining properties.

To the rear the existing parapet height would be retained with a pitched slate roof sloping away from the rear of the buildings facing St Augustines Road. There would be no effect on the Daylight or Sunlight of the rear of these dwellings as evidenced by the notional 25 degree angle drawn from the rear ground floor windows of these properties.

Appearance

The existing building envelope of yellow stock bricks will be retained to rear and west elevations. To the front elevation, that facing Agar Grove traditional materials and construction techniques are proposed in keeping with the character of the Conservation Area.

The general intention of the design is to provide a well-mannered and modest elevation respectful of the existing building forms in the conservation area.

Landscaping

The proposals will have no effect on the existing amenity space. The area to the front of the existing garage is currently concreted over as driveway to the garage. By providing a proper off street parking space as described the amount of amenity space to the front of the site can be effectively increased by 18m².

It is proposed that a detailed landscaping scheme be provided by way of condition in due course.

Access

The site has good public transport links with numerous bus routes along Agar Grove, Camden Road overground railway station only a 5 minute walk away and Camden Town tube station approximately 12 minutes away.

Car Parking : the existing garage although large is only 4.6m long for over 30% of its area – it therefore only a single garage despite giving the appearance from the front of a double garage. The proposed scheme would retain 1no off-street parking space. There would therefore be no loss of off-street parking.

Inclusive Access :

Statement of compliance accompanying planning application June 2008

	Standard	Statement of compliance
1	Car parking spaces – width	The scheme provides for 1 no disabled space of standard width : 3.6m
2	Distance from car parking space to the home	The parking space is conveniently placed for the front door.
3	Approach to entrance to be level	The new main entrance to the development from Agar Grove will be a 'level' entrance with a wheelchair compliant 1in 14 slope from back of pavement to ground floor entrance.
4	Detail of entrance	The entrance from Agar Grove will be illuminated and have level access.
5	Stairs/Lift	Not applicable
6	Width of doorways and hallways	Clear doorway and corridor widths will comply with Part M of the Building Regulations. As a minimum no corridor is less than 1100mm in width. A minimum width of 300mm has been provided to the leading edge of all doors.
7	Wheelchair turning circles	A turning circle of 1500mm is provided in the living room.
8	Living room to be at entrance level	Owing to the loft style nature of the proposed dwelling, the living room is not at the entrance level.
9	Houses of 2 or more storeys	The bedrooms are located at the entry level.
10	Wheelchair accessible wc at entry level	An accessible WC's is contained within the bathroom which is at entry level and capable of being converted to wheelchair use.
11	Walls in bathrooms and wcs	Walls in bathrooms and wcs will be constructed of blockwork capable of adaptations such as handrails.

12	Future stair lift/through the floor lift	Provision for a future lift is made in the floor between the two levels of the house.
13	Future hoist	The main bedroom is located conveniently for future incorporation of a hoist to the bathroom
14	Bathroom – ease of access	The bathrooms have been designed to incorporate ease of access to the bath wc and wash basin.
15	Height of living room windows	Window cills to living rooms and bedrooms in all cases will have a maximum cill height above FFL of 800mm.
16	Switches sockets etc heights	Switches sockets, ventilation and service controls will be at a height usable by all between 450mm and 1250mm above FFL.

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