

Design and Access Statement

New Build Dwelling – Garages facing Ajax Road
dMFK Architects
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1.0 DESIGN AND ACCESS STATEMENT

1.1 Proposed development

The proposed development is for a compact high quality one bedroom dwelling arranged over two floors.

1.2 The site

The existing site is a set of three low quality garages facing onto Ajax Road, to the rear of no. 1 Ulysses Road. The site was previously used as storage and has not been used for parking cars since the 1960s.

There is a narrow back alley accessing the gardens of Ulysses and Achilles Roads to the East side. To the West side of the existing building, a single storey residential extension has recently been constructed.

The garages are not listed and the site is not within a conservation area.

1.3 Site approach

The site is accessed directly from Ajax Road.

The site has a PTAL Rating of 4, due to its location close to the public transport of West Hampstead. It is within walking distance of West Hampstead Tube, Overground and Thameslink Stations, as well as numerous bus stops on West End Lane and Finchley Road.

1.4 Site location

The site is within easy walking distance of the shops and services of West End Lane and is directly opposite the high quality amenity space of Fortune Green.

1.5 Existing

The existing site currently is vacant after use as storage for the past 50 years.

1.6 Proposed

The proposed layout has been developed to provide compact, accessible, high quality dwelling. The total floor area has a gross internal floor area of 50 sqm.

To ensure that the development is fully accessible the accommodation has been arranged to comply with current Lifetime Homes standards. Please refer to **appendix 2** for detailed statement.

1.7 Elevations and form

The elevations and form have been designed to be sympathetic to other adjacent buildings.

1.8 Materials

The proposed materials are as follows:

External walls – London stock brick, similar to neighbouring properties

Roof – Metal roof

Window frames – Aluminium

Door – Timber glazed front door

Fencing – London stock brick wall

1.9 Day lighting

Each room is provided with large windows to provide adequate daylighting.

Please see enclosed report from CHP relating to the sunlight and daylight of neighbouring buildings, showing that the proposed building has no negative impact on neighbouring windows.

1.9 Overlooking

Distances between proposed windows and other properties are much more than required, as the property looks over the park.

1.10 Amenity

Due the size constraints of the site the ability to provide amenity space on the site is restricted.

Provision has been made for an external area to the front of the building, totalling 7.7sqm. The ground floor accommodation has a large sliding window onto this space. This is configured to allow the occupant to use both the outside and inside space as a single amenity.

The local area, with its large selection of bars cafes and restaurants combined with the high quality open amenity spaces of West End Green and Fortune Green, provides high level of amenity to the property.

1.11 Refuse and cycle storage

An internal storage area is to be provided for one bike. A refuse store for one rubbish and recycling storage is provided in accordance with Camden's planning requirements.

1.12 Sustainability

All steps will be taken to ensure that the proposal complies with current building regulations in particular the requirements set out in Part L.

Please refer to **appendix 1** for a detailed statement.

PLEASE FIND APPENDICES OVERLEAF.

2.0 APPENDIX 1: Sustainability Statement

2.1 Building materials

Where possible all Materials specified will be:

- Locally sourced materials
- Reused and recycled materials
- Materials with a low embodied energy
- Timber products to be from a FSC certified source.

No peat or weathered limestone is to be specified.

The proposal will be highly insulated and constructed to exceed current building regulations and will include high quality thermally broken double glazed windows to all openings.

2.2 Energy Efficiency and Renewable Energy

Passive solar design

We are to provide thermally broken windows that are sized to allow maximum levels of day-lighting to the accommodation. All habited rooms are to be provided with large windows to maximise daylight.

Low carbon buildings

Installed heating system to conform with best current standards and be SEDBUK Band A.

Lighting systems

New light system to be provided that includes the use of the latest energy saving technology including energy efficient fluorescent and LED fittings.

Appliances

All fitted appliances, washing machine, dishwasher etc to be graded A for energy efficiency.

2.3 Water Resources

Flood risk

The site is not within a flood risk area.

Water demand

All efforts will be taken to ensure minimal water consumption with water saving fittings to be used, such as dual flush toilet cisterns and aerating taps.

Water efficient devices

Washing machines and dishwashers to be fitted are to be low water consuming with an A grade for energy efficiency.

2.4 Nature conservation and biodiversity

There is currently no plant cover or trees on the site to provide habitat therefore the proposal will have a negligible impact the nature or biodiversity of the area.

**3.0 Lifetime Homes Audit
2000 - AJAX ROAD**

No.	Criteria	Standard	Proposed
1a.	'On plot' (non-communal) parking	Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.	No parking is provided.
1b	Car parking	Where parking is provided by communal or shared bays, spaces with a width of 3300mm should be provided.	
2	Access from Car Parking	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	The distance from the street is minimal, approach from any parking is the same as Site approach, set out below.
3	Site Approach	The approach to all entrances should be level or gently sloping.	The existing approach is gently sloping, subject to detailed design, access will be levelled as much as possible.
4	Entrances	All entrances should be illuminated, have level access over the threshold, compliant clear opening widths and have covered main entrance.	Entrance can easily be illuminated. Door width and nib are in compliance. A level threshold is possible, subject to detailed design. No cover is currently provided, but a canopy could be added, if required, subject to planning.
5	Communal Stairs and lifts	Communal Stairs and lifts should provide easy access and, where homes are reached by a lift, it should be fully accessible.	There are no communal stairs or lifts
6	Doorways and Hallways	Width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be a 300mm nib or wall space to the side of the leading edge of the doors on entrance level.	The proposed internal doors and hallways will be compliant with Part M and with all the above widths and clearings.
7	Wheelchair Accessibility	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	In living spaces there is ample turning room. There is at least 1200mm clear space in kitchen areas. The bedroom has 750mm to all sides of the bed.
8	Living Room	The living room should be at entrance level.	There is an open plan living room on entrance level.
9	Entrance Level Bed Space	In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.	There is space in the living area that can be screened off and used as a bed space if necessary.
10	WC	Accessible bathrooms or WC compartment should be provided on the entrance level of a dwelling, with potential for a shower to be installed.	A WC is provided. If necessary, it could accommodate a shower.
11	Bathroom and WC walls	Walls in the bathroom and WC should be capable of taking adaptations such as handrails.	Wall specification to allow for the fixing of handrails as required
12	Lift Capability	The design should incorporate provision for future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom.	Due to the constricted nature of the site, stair clear widths may be suitable for a chair lift. A through the floor lift could be incorporated in place of the ground floor WC if necessary.
13	Hoist Capability	The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	Wall / ceiling specification to allow for hoist as required.
14	Bathroom Layout	The bathroom should be designed for ease of access to the the bath, WC and wash basin.	Bathroom dimensions are compact, but specification of fittings will aim to comply as much as possible
15	Window Specification	Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to operate.	Living room windows comply. handle heights will be specified to be compliant.
16	Fixtures and Fittings	Switches, sockets, ventilation and service controls should be at a height usable by all.	The switch positions etc will be set at heights between 450 and 1200mm high from the finished floor.