

Design & Access Statement

58a St. Pancras Way London NW1 0RB

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) 58 St Pancras Way is three storey Victorian semi detached house that has been converted into two maisonettes one on the lower ground floor and first floor and the other on the second floor and in the loft.</p> <p>b) No change</p> <p>c) No change</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) No change</p> <p>b) No change</p> <p>c) N/A</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>a) No change</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 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>b) No change</p> <p>c) No change, simply an additional small extension at ground level to the kitchen with a terrace above</p> <p>d) The use of the terrace will not overlook any other property as there are extensions on both sides</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 cill heights and door widths.</p>	<p>a) Please refer to drawings 1213.01-04 & 11a-14d</p> <p>b) The only alterations are at the back at ground and first floor levels</p> <p>c) Please refer to Photo Sheet 1213.00 for photos of the existing rear elevation details.</p> <p>d) No features are being altered apart from the rear extension</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>a) No change apart from the addition of a terrace for the lower maisonette which will not be able to overlook</p>

	<p>b) Explain how its treatment will work with all other design decisions</p> <p>c) Show that the planned landscape design is 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>c) The paved terrace will provide a virtually maintenance free area while the planting can be designed for whatever level of gardening the occupants want.</p> <p>d) See above</p> <p>e) No change</p>
<p>6</p>	<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>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>a) The new extension is designed to add more space to th kitchen that serves four double bedrooms</p> <p>b) The intention is to make as little impact as possible</p> <p>c) Please refer to drawings and photos.</p> <p>d) The materials being identical will be maintained in the same way as the rest of the building.</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) No change</p> <p>b) No change</p> <p>c) No change</p> <p>d) No change</p>
8	<p>Inclusive access</p> <p>a) Useful to explain how internal access will be designed</p> <p>b) Show 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) The new kitchen extension will simply enlarge the existing kitchen</p> <p>b) This is already a three storey house not really suitable for seriously disabled people and the new extension will be no more difficult to negotiate than the existing access.</p>