

## DESIGN AND ACCESS STATEMENT

### 28 Ainger Road

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This document has been produced to support a Planning Application for the proposed refurbishment of 28 Ainger Road, including:

***Amalgamation of the Lower Ground Floor Flat (Flat A) and Upper Ground Floor Flat (Flat B), including rear extensions at lower and upper ground floor and reconfiguration of the existing rear roof dormer.***

This should be read in conjunction with all drawings, which are submitted as part of this application.

### CONTEXT

28 Ainger Road is a five storey terraced property built in 19<sup>th</sup> century. The building sits in a quiet residential street, North East corner of Primrose Hill Park. The building does not lie within the conservation area.

Originally the property was a single family house and had a three storey closet rear closet wing, as can be seen from the below photos taken in 1990.



*28 Ainger Road Rear Elevation – c. 1990*

The property was converted into four self-contained C3 residential flats in 1991, when the closet wing was reduced to one storey. The property currently benefits from a communal ground floor terrace and garden. The long and narrow garden is surrounded by a brick wall, in some places as high as 5m. The property is in poor condition and in need to refurbishment.

## USE

The existing accommodation is as follows:

	Description	Gross Internal Area
<b>Flat A</b>	2 Bedrooms, 1 bath, kitchen	57.2 m <sup>2</sup>
<b>Flat B</b>	1 Bedroom, 1 bath, kitchen/dinning	33.5 m <sup>2</sup>
<b>Flat C</b>	1 Bedroom, 1 bath, kitchen/dinning	37.8 m <sup>2</sup>
<b>Flat D</b>	2 Bedroom, 1 bath, kitchen/dining and living room	84.2 m <sup>2</sup>

The Government's 'Technical Housing Standards' require new housing to provide the following minimum space standards:

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) <sup>2</sup>			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Only Flat D complies with the above space standards. The scheme thereforeE proposes to improve the current arrangement by amalgamating Flat A and Flat B to create a three-bedroom unit. The scheme will result in the below sized units:

	Description	Gross Internal Area
<b>Flat A</b>	3 Bedrooms, 2 bath, kitchen/dining/living room	115.8 m <sup>2</sup>
<b>Flat C</b>	1 Bedroom, 1 bath, kitchen/dinning	37.8 m <sup>2</sup>
<b>Flat D</b>	2 Bedroom, 2 bath, kitchen/dining and living room	87 m <sup>2</sup>

## AMOUNT

The existing rear extension and external staircase will be replaced with a full width extension at lower ground floor, and a modest upper ground floor extension. The lower ground floor extension will have a hipped roof to avoiding raising the boundary wall with No. 29. There will therefore be no loss of daylight for the adjoining neighbour.

The upper ground floor will no longer have a roof terrace or garden access. The upper ground floor extension will only project 1.9m from the rear wall and therefore have a minimal impact on No. 27 Ainger road.

On the top floor, the rear dormer will be enlarged to a size in keeping with its neighbours.

## LAYOUT

The reconfiguration of the flats' layout will rationalise and improve the quality of living within the property.



## APPEARANCE

All the external works are to the rear of the property and will therefore not affect the streetscape.

The external alternations at the rear will use matching high quality materials, traditionally detailed, to compliment the vernacular style of the area.

*28 Ainger Road Rear Elevation*