

**design solutions**

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**DESIGN AND ACCESS STATEMENT**

**Project:**

**Lower Ground Extension to Existing HMO  
Ornan Court, 2 Ornan Road, London NW3 4PT**

## Proposal Description

The proposed work consists of excavation under the front section ground floor level; provision of additional accommodation at lower ground floor level; creation of light wells at the front of the building and provision of the additional new entrance (with disabled lift) to the building from lower ground floor with new bicycle stands at lower ground level and new bin store at street level.

## The Process

The existing building is a corner property, with front elevation facing Ornan Road and side elevation facing Haverstock Hill. It is located within Fitzjohns Netherhall Conservation Area. A six storey building with 55 units and is currently used as a HMO. The building is of traditional appearance with red facing brickwork, white painted timber framed joinery and tiled mansard roof.



## Physical Assessment

It was built by the end of 19<sup>th</sup> century, as were the majority of the buildings in the area. However, Premier Inn Hotel right opposite and Royal Free Hospital, walking

distance away represent modern additions to the area and are built in second half of 20<sup>th</sup> century.

Ornan Court is a semi-detached corner building with front, side and rear garden which results in building being set back from the pavement approx eight meters.

#### Social Assessment

Having in mind that the existing building is a HMO and that proposed lower ground extension will not affect the present use of the building; there will be no significant changes to the social context in the area.

#### Economic Assessment

The proposed development will create jobs during the construction. Once completed, additional accommodation will attract more residents in the building. They will have to use local amenities and therefore will automatically contribute to the local economy.

#### Planning Policy Assessment

The fact that Ornan Court is based in Conservation area greatly influenced our approach to the proposed scheme. Government initiative for creation of more affordable accommodation has also been addressed. Planning guidance with regards to the amount of natural light into bedrooms was considered, and light wells are proposed for all habitable rooms.

#### Evaluation

Having in mind the above, it was concluded that proposed lower ground extension is a feasible option for enlarging the operations of the existing building. We could not identify any potential conflicts as a result of this development.

#### Design

We are aware that the building is within Fitzjohns Netherhall Conservation Area. Therefore, the special attention is drawn to the fact that we wanted to preserve all original features of the building.

Proposed lower ground extension will have minimum impact on the street scene from pavement levels. Proposed walls, doors and windows are concealed by the

light wells and no physical changes to the existing elevations will be noticed. Additionally, it was proposed that all new walls and windows will closely match to the existing. A discrete narrow cycle ramp will be installed on the access steps in order to allow the residents to get their bikes to the lower ground storage. The same square footage of cycle and refuse storage is to be provided at Ground Floor level behind the retained front wall. Additional refuse storage for the two new Lower Ground Floor flats is this space as well. Access in to the refuse storage area has been considered and has resulted in the re-shaped cycle storage area.

### Use

The current use of the building is HMO. There will be no change of use as a result of this application.

### Amount

As a result of the proposed, additional accommodation will be provided for the existing HMO and the area as a whole. The extra accommodation comprises:

- 2 x 2 bed room self contained flats.
- Amenity space for each flat
- Private cycle storage

### Layout

The Main entrance to the existing building is on the ground floor level and will be retained exactly as it currently is. New access will be provided to the proposed lower ground accommodation by way of a short staircase as well as a wheelchair platform lift. Also installed on the staircase will be a narrow specialist bicycle ramp to allow residents to easily wheel their bicycles to the lower ground level for storage.

The access has been designed to fit in to the existing front wall opening and has resulted in the existing cycle and refuse storage being relocated slightly further along.

### Scale

Having in mind that proposal is for lower ground extension, there will be no impact on the volume/size of the existing building.

### Landscaping

Existing landscaping around building remains the same. At the front of the building, proposal is to have a bicycle store and waste & recycling bins storage area at the street level.

## Appearance

There will be minimum impact on existing appearance as proposed accommodation is obscured by the light wells and all walls/doors/windows will closely match the existing in material, shape and colour.

## Access

### Vehicular and Transport Links

Proposed Lower Ground extension will not affect the existing movement patterns around and through the site.

### Inclusive access

Additional entrance to the building is provided at the lower ground level.

In addition to steps, wheelchair lift is proposed to allow for disabled access to the building. Internal layout will be arranged to allow disabled movement throughout lower ground floor and safe fire exit via doors to front lightwells.

Bedrooms and bathrooms will comply with requirements for the disabled.

The entrance and access lift will have lighting designed to provide for clear visibility and easy circulation.