

DESIGN AND ACCESS STATEMENT RE 20 WELL ROAD NW3

Application ref. 2014/2114/P
Camden council agent. Hugh Miller
Full planning permission granted date 18th July 2014
Application re. 2014/2438/L
Listed building consent granted date 18th July 2014

We have been asked to submit a new application for the above property by our client Mr C Tattersfield as the current permission, ref 2014/2114/P, for the same scheme will expire in July. The new application has no alterations to the old permission and contains the exact same documents that we prepared for him 3 years ago.

As there are no changes I hope that the application can be processed easily and quickly. Please let me know if you require any further information or access to the property.

DESIGN

2nd Floor

The proposal is to remove the large West facing dormer window and replace it with 2 smaller dormer windows on this elevation and introduce smaller dormer windows on the East and North Elevation. The existing dormer was introduced probably in the 1980s and although it helped provide living accommodation on the second floor it is unsightly. The new proposed dormers are in keeping with the style of this building and the neighbourhood and will afford better internal use of the space.

Photo reference 1 and 2.

The existing velux will be replaced by a conservation light.

It is proposed that the 1970s staircase which was built when the building was originally converted and does not conform to present building standards will be replaced by a new traditional staircase which will meet current regulations.

Photo reference 3, 4 and photo 5.

The floor will be lowered to allow better access usage to this floor.

1st Floor

It is proposed to lower the ceiling to 3.2m .on this floor. The ceiling height (currently 3.6m) was in proportion before the division of the original house and these rooms being converted into smaller bedrooms but at a proposed 3.2m these rooms will have an elegant proportion. The cornice will be taken down and refitted or matched at the new ceiling height. The proposal allows for an additional door between the Master Bedroom and bedroom 2 and a new layout for Bathroom 2.

Ground Floor

It is proposed to demolish the existing high quality frame conservatory and replace it with a larger garden room by the same supplier. This will make a larger dining space and open onto the garden. The existing French doors would be removed and replaced by a matching sash window. The front door will be switched allowing central access to the newly constituted Hall. Internal alterations are proposed to allow for better use and access to this floor and staircase. All existing doors, panelling, cornices and architraves will be refitted or matched.

Photo reference 6.

Access

Access from the road is via the existing entrance and steps. The path from the top of the steps to the house will be altered to suit the new location of the front door. The new staircase which replaces one that does not conform to current standards will provide better and safe access to all floors. All doors are 750mm wide or wider.

01 Car Parking

Cars will be able to stop outside the front of the house where street parking is provided as existing or use the property's garage.

02 Access from car parking

Access from car to front gate is level as existing.

03 Approach

Access from car to front door is stepped as existing.

04 External Entrances

The entrance is illuminated by overhead lights as existing.

05 Communal Stairs

There are no communal stairs.

06 Doorways and Hallways

Any new internal doors will have a minimum 750mm clear opening width.

07 Wheelchair accessibility

Inside the property the accommodation is split level as existing.

08 Living Room

The living room is on the entrance level.

09 Bed space at ground floor

All bedrooms are located on the first and second floor as proposed.

10 WC at ground floor

There is a wc located on the ground floor as existing.

11 Bathroom walls

Any new walls in the bathrooms will be constructed with timber stud and plywood that would be capable of supporting adaptations such as handrails.

12 Lift

The inclusion of a future lift is not possible.

13 Main Bedroom

All bedrooms are located on the first and second floor.

14 Bathroom Layout

The bathroom is generous in size.

15 Window Specification

New windows will be openable with long lever handles which allow easy operation.

16 Fixtures and Fittings

New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor.

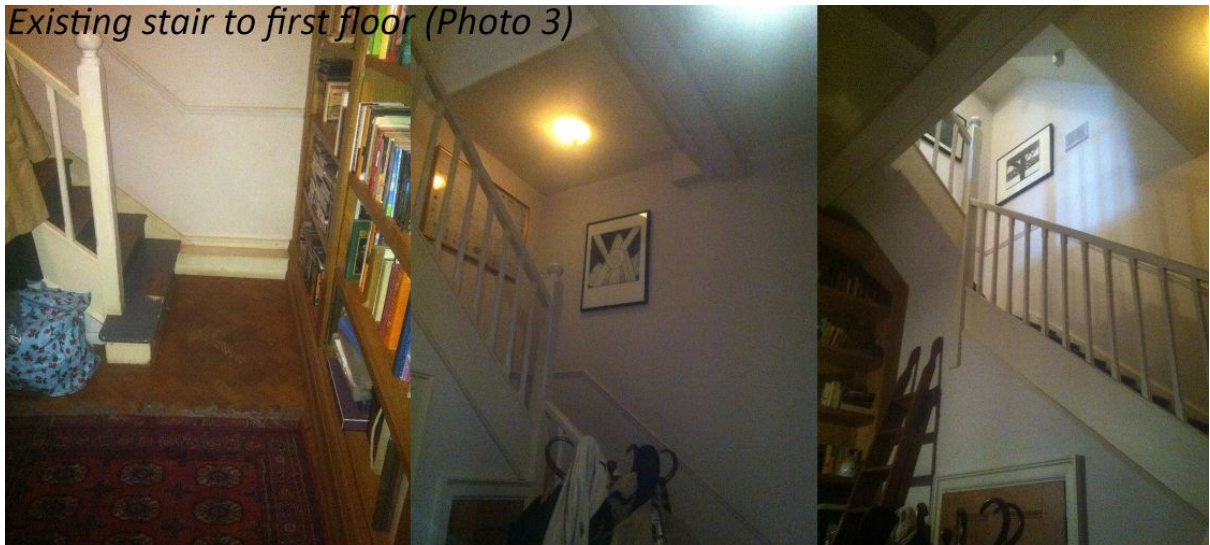
Well walk (Photo 1)



20 Well road (Photo 2)



Existing stair to first floor (Photo 3)



Existing stair to second floor (Photo 4)



Existing second floor landing (Photo 5)



Existing conservatory (Photo 6)

