

Design and Access Statement

Rev00

37 & 39 Rudall Crescent

Non-material amendment to application 2016/4897/P, for revision to glazing configuration as doors to the front elevation at ground floor

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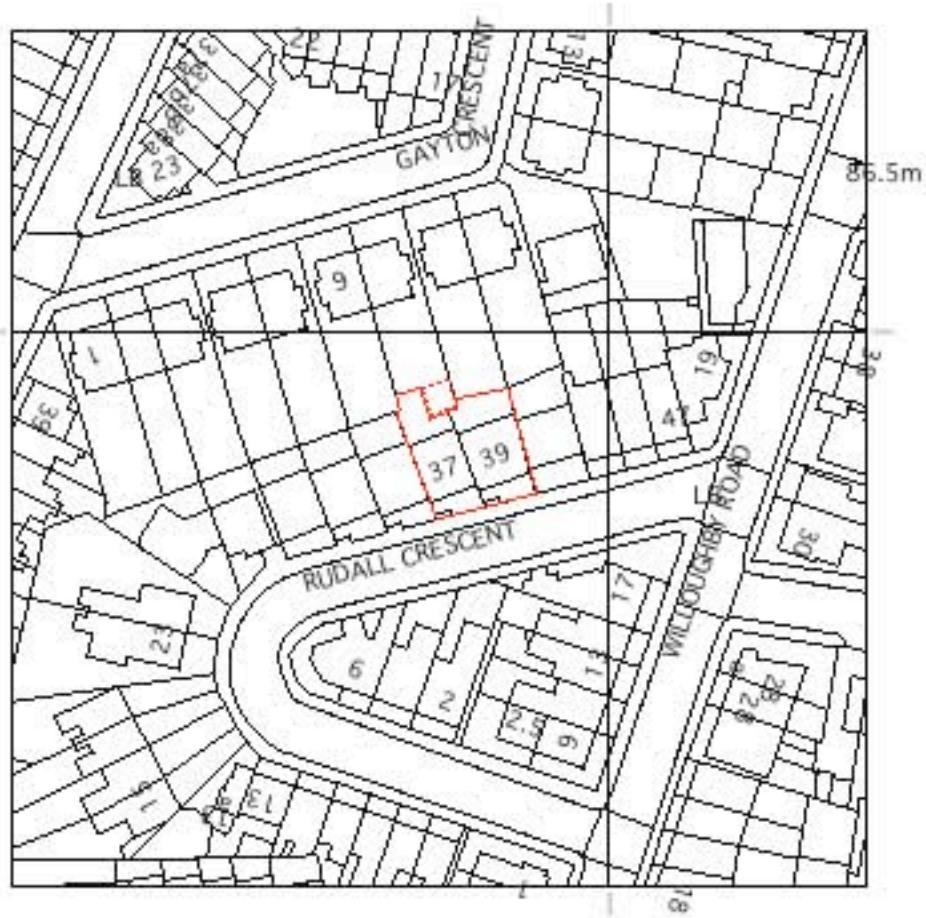
Location Plan

Existing Property

Existing Photos

Design Statement Including Previous Planning Approvals

Location Plan



Existing Property

Rudall Crescent loops to the west of Willoughby Road and is a mixture of 19th and 20th century architecture. The two properties are part of a terrace of five dwellings, Nos. 31-39 that were built in the gardens of 4-9 Gayton Crescent in the late 1950s. The group creates a contrast to its Victorian neighbours, forming a two-storey terrace with pitched roofs. Materials to the front facades are brickwork and wood cladding. The front gardens are set behind a high brick wall to the pavement. There are existing roof lights to the rear roof slopes.

The properties are in the Hampstead Conservation Area.

Photographs of Existing



37 Rudall Crescent- Front Elevation



39 Rudall Crescent- Front Elevation



37 Rudall Crescent- Front Elevation



37 Rudall Crescent- Front Elevation

Previous Planning-

Applications have previously been approved for the following:

1. Conversion of Garage to Habitable Space- approved application 2013/0824/P.
2. Dismantling and re-building front wall and gate- approved application 2013/0824/P.
3. Access Ramp to Front External- approved application 2013/0824/P.
4. Rear Extension- approved application 2013/0824/P.
5. Altering Front Door and Garage Door- approved application 2013/0824/P.
6. Aluminium Framed Windows to Front and Rear Elevations- approved application 2015/6896/P.
7. Redecoration of front façade- approved application 2013/0824/P.
8. Roof Lights to Rear Roof Pitch- approved application 2015/6896/P.
9. Erection of dormer extension on each of the rear roof slopes- approved under appeal APP/X5210/W/16/3149742.
10. Identical external works to adjacent properties to include conversion of garages to provide additional habitable accommodation, erection single storey rear extensions, rear dormers, replacement of existing timber framed windows with aluminium, insertion of rear roof lights, erection of new front boundary walls to match existing and alterations to the front elevations- approved under application 2016/4897/P.
11. Approval of details- approved under application 2017/3200/P.
12. Omission of ramp to front gardens, grant of non-material amendments to planning permission (2016/4897/P)- approved under application 2017/4655P.

Design Statement-

The application is for:

Non-material amendment to application 2016/4897/P, for revision to glazing configuration as doors to the front elevation at ground floor.

Permission is sought for reconfiguration of glazing as doors to the front elevation at ground floor. Due to the omission of the basement as approved under application 2016/4897/P there will now no longer be a light well in front of the glazing to the front elevation and therefore it is preferable to be able to open doors and access the front garden directly from the front reception rooms. The glazing has therefore be reconfigured to allow doors to the openings with a fixed panel above. We believe it is reasonable to grant permission for this application as this was granted at the neighbouring property at 35 Rudall Terrace.

Access for All

Within the constraints of an existing building the works to the house have been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:

01 Car Parking

Cars will be able to stop outside the front of the house where street parking is provided.

02 Access from car parking

Access from car to front gate is sloping due to the nature of the pavement and road being on a hill.

03 Approach

Access from car to front door is direct and short, down a few steps or a ramp which could be installed if required by the inhabitants.

04 External Entrances

The proposed entrance is illuminated by overhead lights.

05 Communal Stairs

There are no communal stairs as 37 and 39 are separate dwellings.

06 Doorways and Hallways

Any new internal doors will have a minimum 700mm clear opening width.

07 Wheelchair accessibility

By removing the stepped level between the existing lower ground floor and the ground floor (the entrance level) wheelchair accessibility is maximised by providing level access to the kitchen, dining and living spaces.

08 Living Room

The living room is on the principle floor – which is at ground floor level.

09 Bed space at ground floor

No bed space is provided on the ground floor entrance level as existing. Although the generous plan size means that a bedroom could be incorporated in the future.

10 WC at ground floor

A WC is proposed at ground floor entrance level.

11 Bathroom walls

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

The main bedroom and bathroom are on the same level on the first floor.

14 Bathroom Layout

The bathrooms are all 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.

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