

DESIGN AND ACCESS STATEMENT

In respect of a detailed planning application

FOR

The provision of ramped access and change in window fenestration to the rear of the property:

7 Auden Place
Manley Street
London
NW 1 8NB

Job no: MS/10721

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1.0 INTRODUCTION

- 1.01 This Design and Access Statement accompanies an application for the alteration of the ground floor rear elevation door/window combination and provision of an access ramp for the use of a mobility scooter with access from the internal courtyard at Auden Place. The application is to be read in conjunction with the planning drawings 10721/01, /02, /03, & /04, together with the site plan which form part of this submission.
- 1.02 The subject property is a three storey town house in a terrace of similar properties constructed with cavity external walls finished externally with facing brickwork. Windows and doors are white Upvc framed double glazed opening casements. To the rear of each property is a small garden fully paved and enclosed by dwarf brick planters. The internal courtyard directly to the rear of the property is graded asphalt. The front of the property is directly on the public footpath in Manley Street.
- 1.03 The current tenant is completely isolated from the community due to his lack of mobility and after assessment by an Occupational Therapist requires the use of a mobility scooter.

2.0 AMOUNT

- 2.01 The proposal is for the adaptation of the rear door/window combination and to lower the threshold to floor level and introduce a ramp suitable for a mobility scooter. There is currently a step up to the door threshold both internally and externally.
- 2.02 Due to the height between the pavement and internal floor level it has not been feasible to introduce a ramp to the front elevation as this would encroach onto the public foot path.
- 2.03 The new ramp will require adaptation to the rear dwarf brick planters and some regarding of the surrounding asphalt communal areas.

3.0 LAYOUT

- 3.01 The new ramp will directly line up with the rear access door. The mobility scooter will be stored when not in use within the hallway of the property adjacent to the staircase.

4.0 SCALE

- 4.01 The proposals do not increase the occupancy of the property and therefore requirements for off street parking do not change.
- 4.02 The proposals do not affect the front elevation therefore the street scene is not altered.
- 4.03 There are no additional requirements for refuse collection.
- 4.04 The proposals affect the internal courtyard however do not increase the sense of overlooking from the current situation.
- 4.05 The proposed ramp will encroach into the internal courtyard by 1m however the height difference at the junction with the rear boundary is only 100mm and the surrounding hardstand will be regraded by the Housing Association to avoid unnecessary trip hazards.

5.0 LANDSCAPING

- 5.01 The existing concrete paving slab patio will be adapted to incorporate a concrete ramp for the mobility scooter.
- 5.02 The existing brick dwarf planter will be adapted to maintain the rear garden outlook as much as possible with a space wide enough for a mobility scooter.

6.0 DESIGN

- 6.01 The original lintol line and structural opening width of the door/window combination will remain as existing. The brick faced threshold will be removed to allow level access.
- 6.02 The brick planters will be adapted using brickwork to match existing. The new door/window combination will be in white Upvc frames with double glazed sealed units.

7.0 ACCESS

- 7.01 The existing pedestrian and vehicular access to the development will not be affected by the proposals.

8.0 SUSTAINABILITY

- 8.01 The use of land and building remains residential and with the proposed alterations increases the longevity of the property for the current tenant in their accustomed surroundings with friends and family close by. The proposed works are easily reversible should the need arise in the future.
- 8.02 The proposed window/door combination will be designed to achieve 'U' values lower than the current Building Regulations.
- 8.03 There is no increase to the existing drainage system, waste and recycling collections.
- 8.04 The proposals do not affect the existing mobility and transport facilities.